

# Apache Junction Community Profile

## Community Profile & Economic Development Report Covering Apache Junction and Gold Canyon

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August 2006



# Contents

- Area Facts
- Area Demographics
- Workforce Characteristics
- Economic Characteristics
- Infrastructure
- Incentives/Development
- Quality of Life
- Utilities
- Government
- Business License Information

# Area Facts

- Incorporated: 1978
- Elevation: 1,715 ft.
- Population: 42,000
- Accessible by US 60
- Named for the junction where AZ88, the Apache Trail joined the US 60

Apache Junction

Superstition Mtn.  
Golf & Country Club

Gold  
Canyon



# Area Facts

- Apache Junction is easternmost community in the Phoenix-Mesa metropolitan area, bordered on the east by the Tonto National Forest (the Nation's fifth largest) and large tracts of state owned land.
- The city currently encompasses approximately 36.5 square miles. It is the gateway to the legendary Superstition Mountains and wonderful outdoor recreational areas with hiking, water sports and camping among others.
- The area experiences approximately eight inches of rain, and an average of 214 totally cloudless days per year.
- The average January temperature is 53°F, and the average July temperature is 93°F.

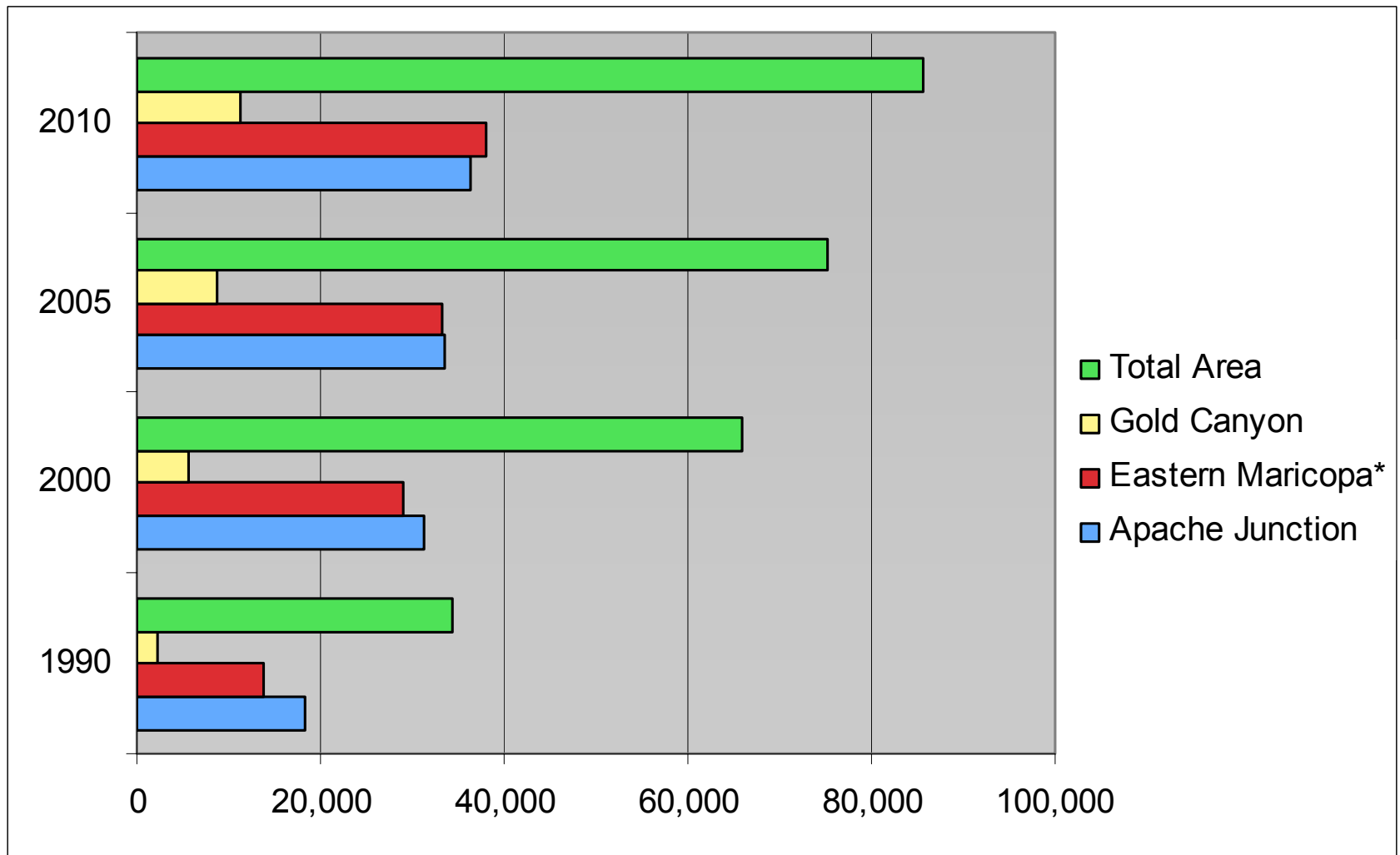
# Area Facts

## Distance from Metro Areas



Metro Area	Distance
Mesa	20 mi
Tempe	25 mi
Chandler	25 mi
Scottsdale	31 mi
Phoenix	36 mi
Glendale	45 mi
Tucson	102 mi

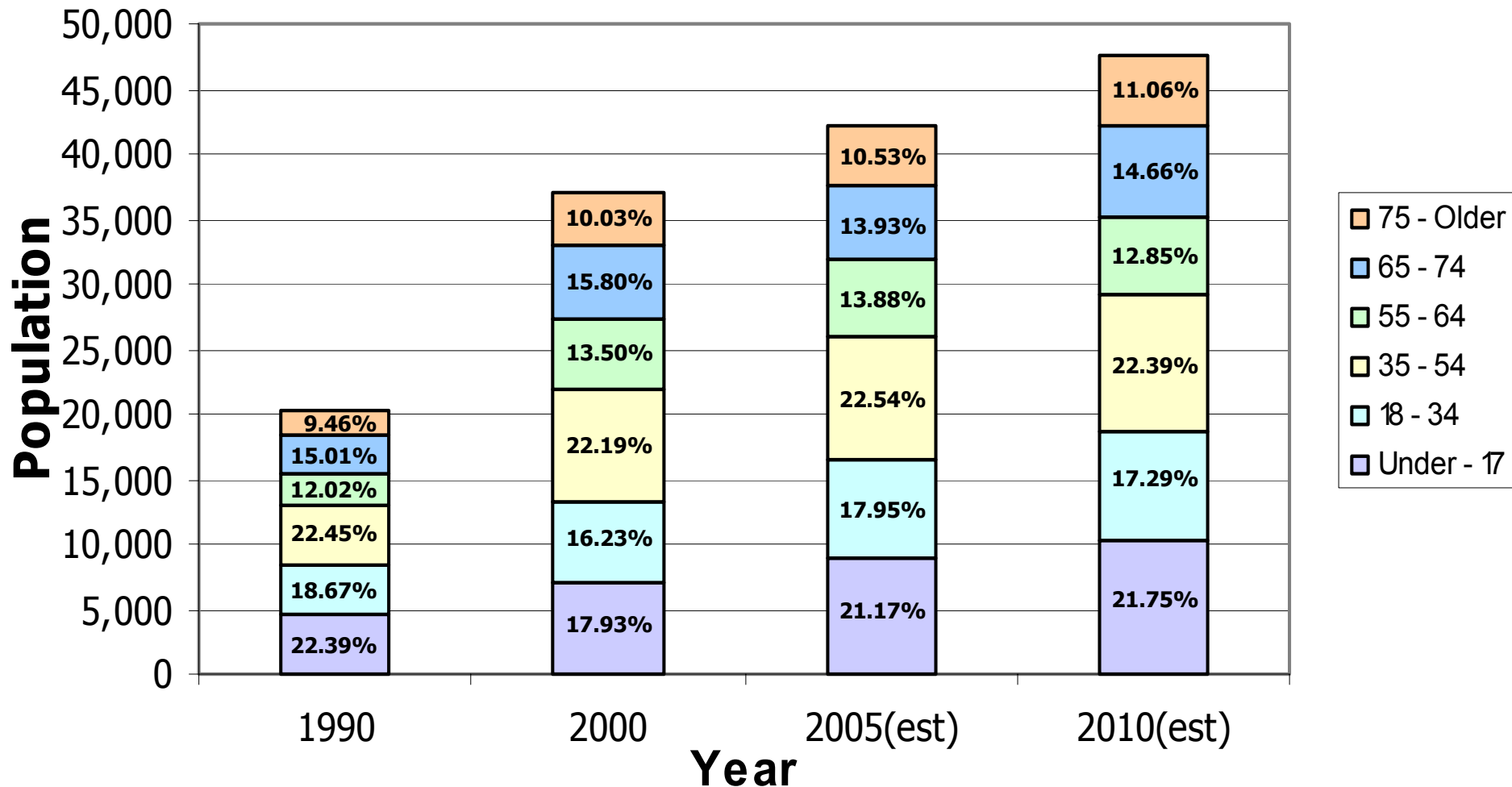
# Total Area Population





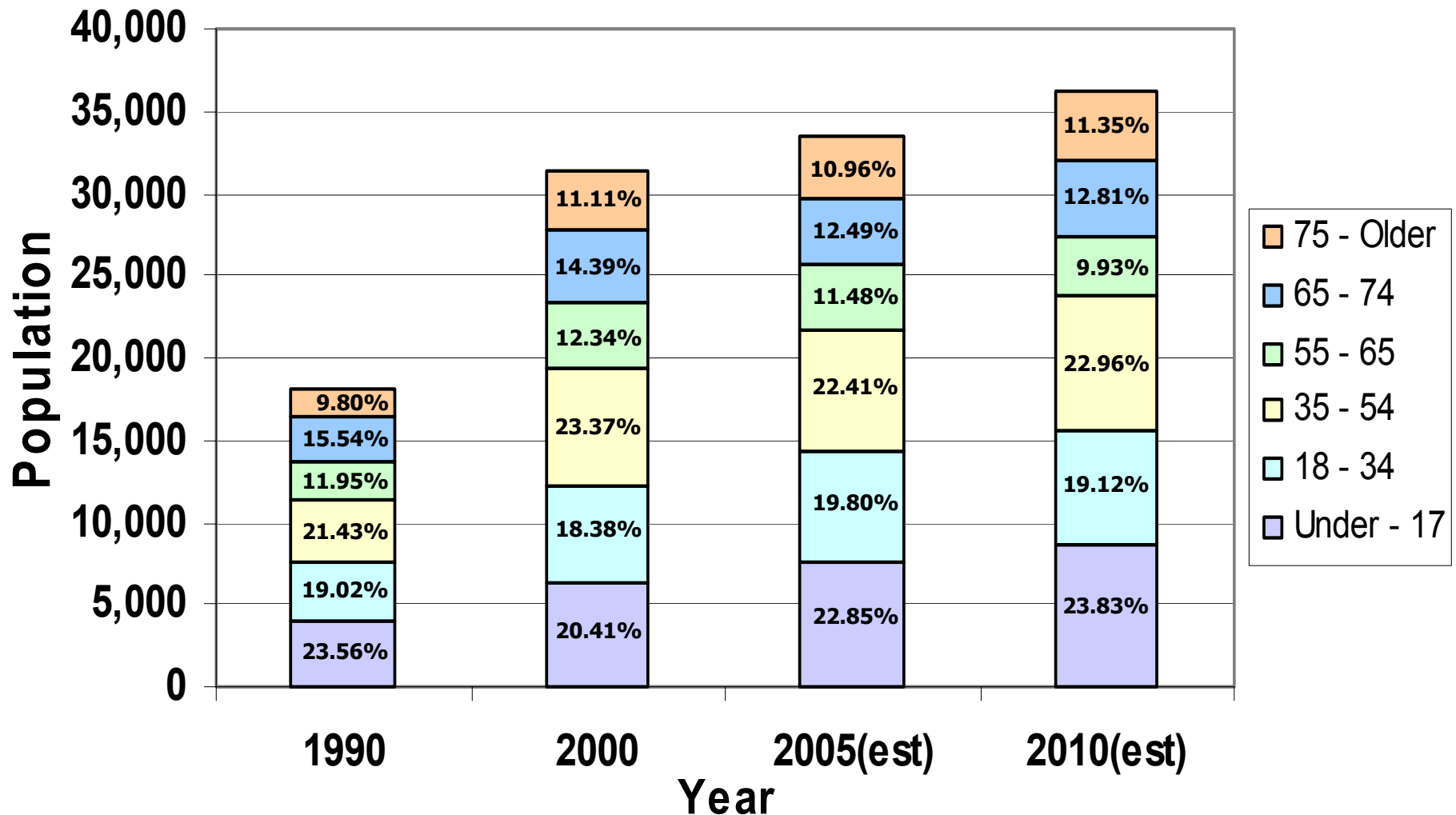
# Demographics

## Population by Age-Apache Junction Area



# Demographics

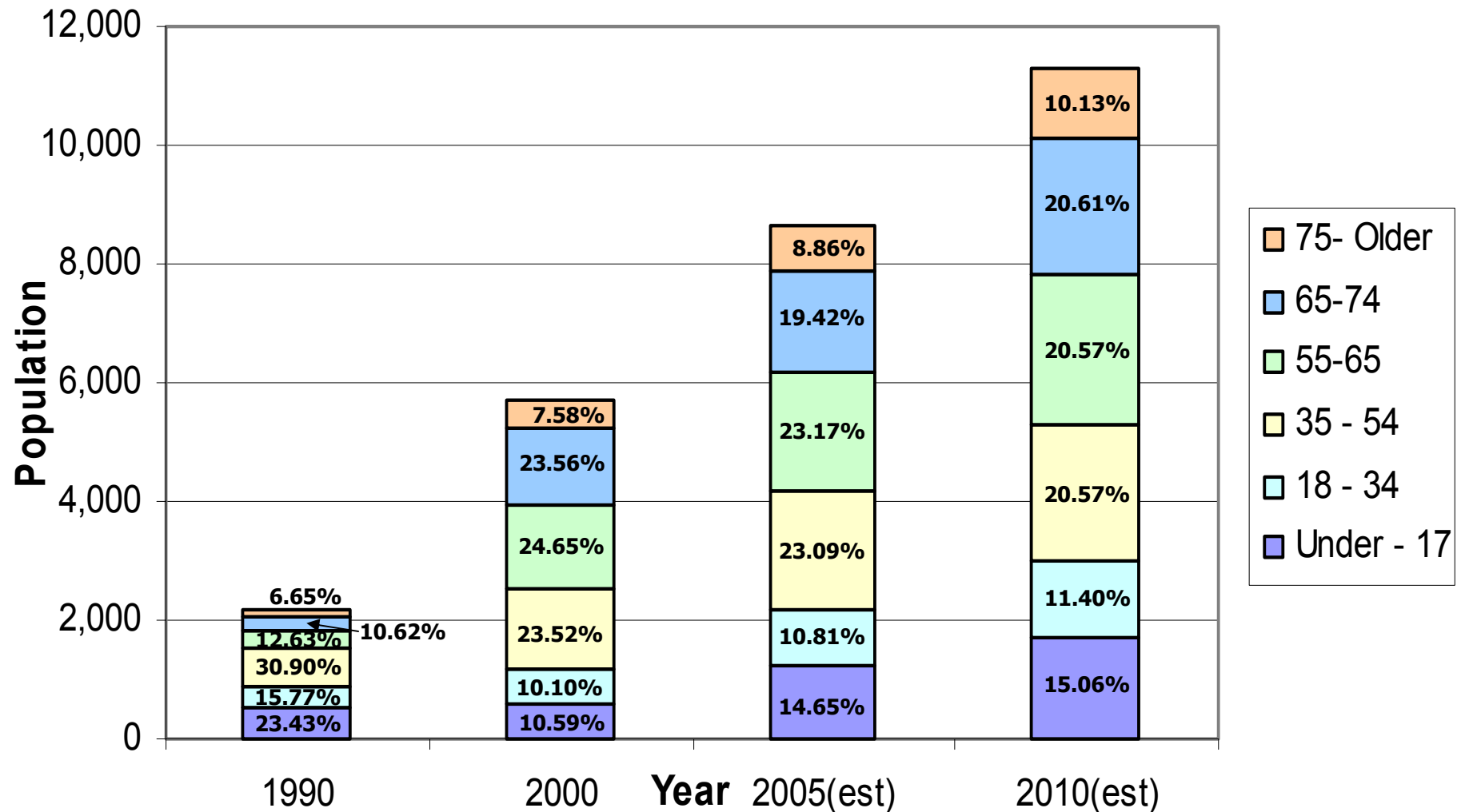
## Population by Age-Apache Junction





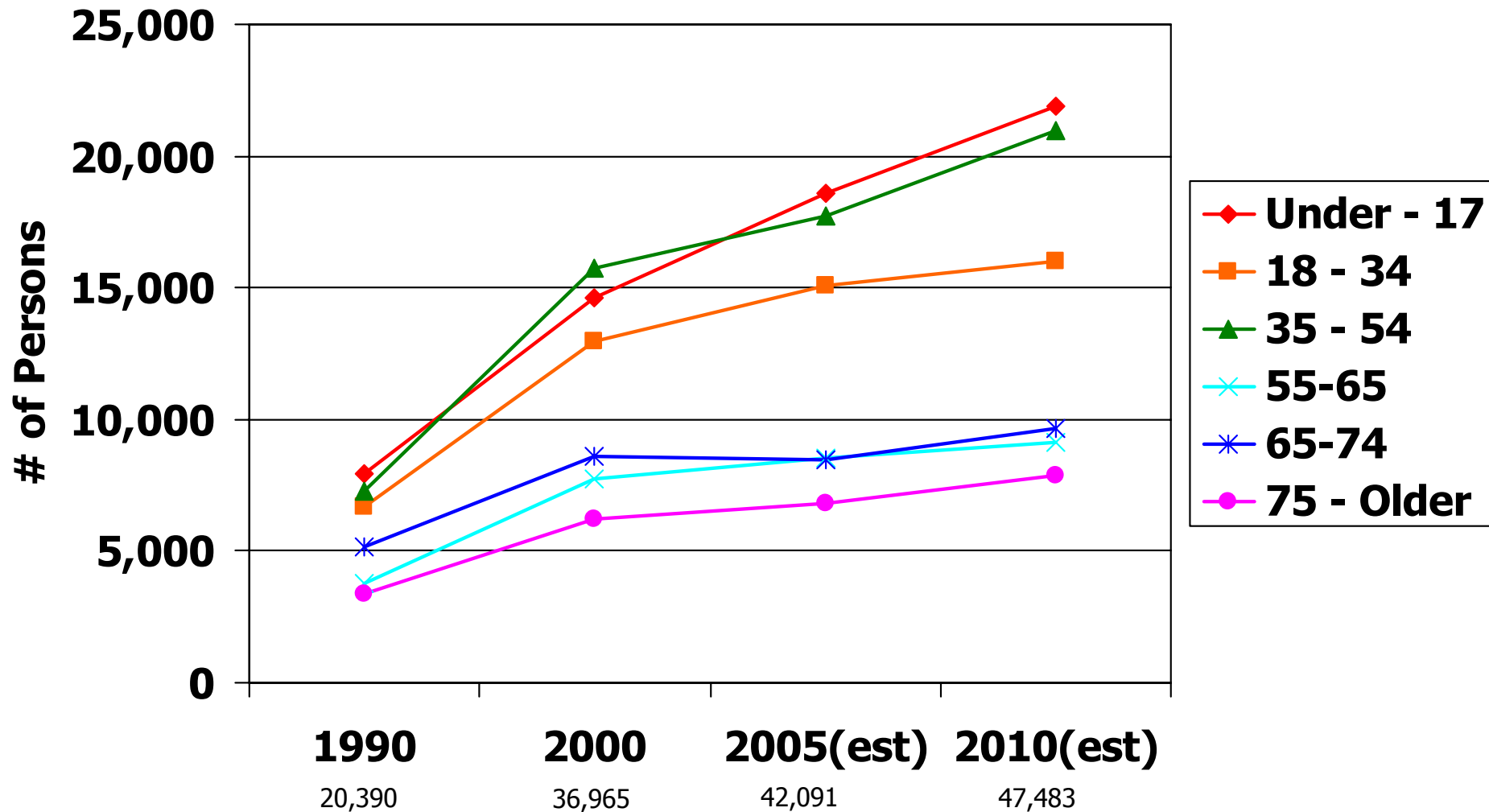
# Demographics

## Population by Age-Gold Canyon



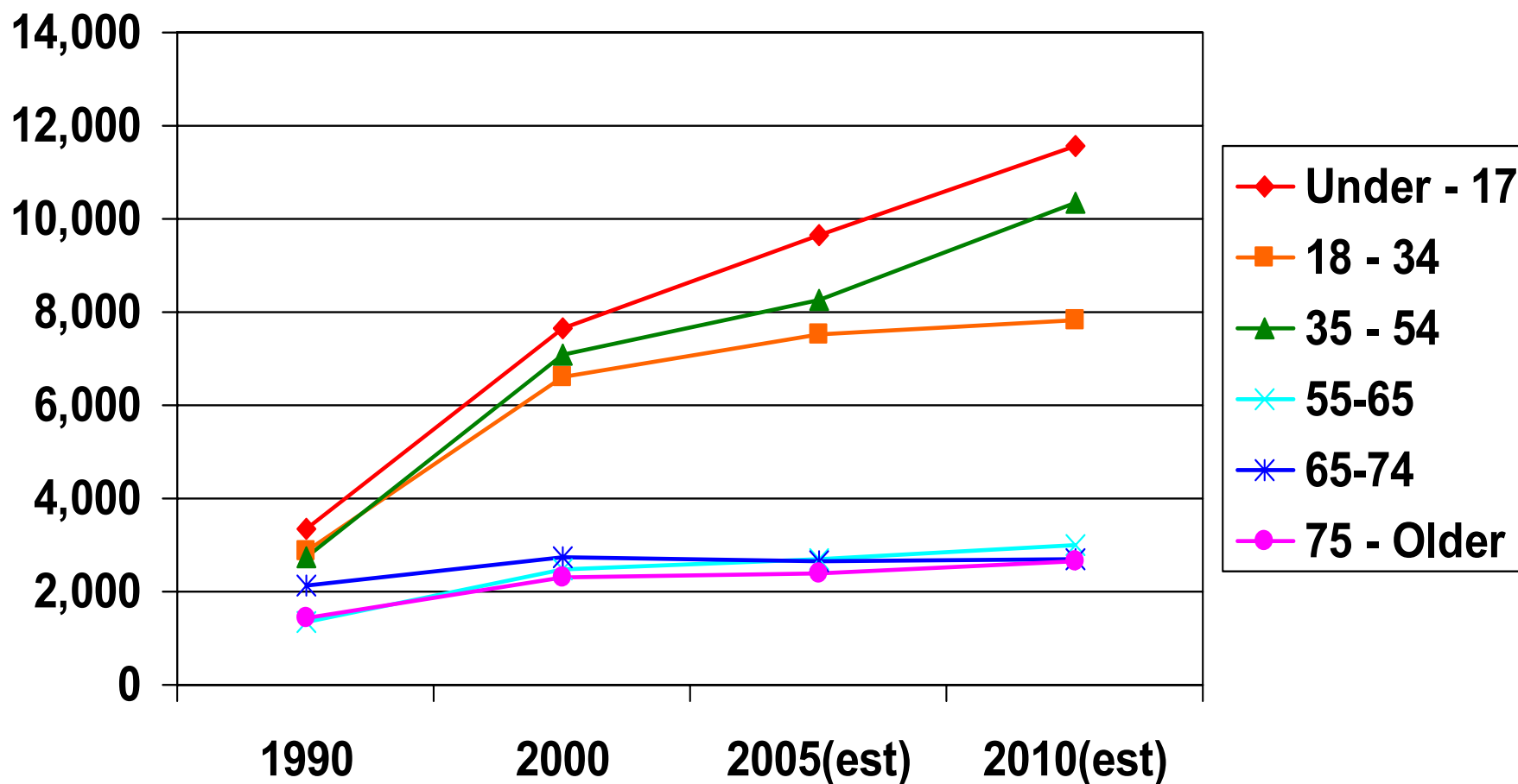
# Demographics

## Population by Age-EMC/AJ/GC



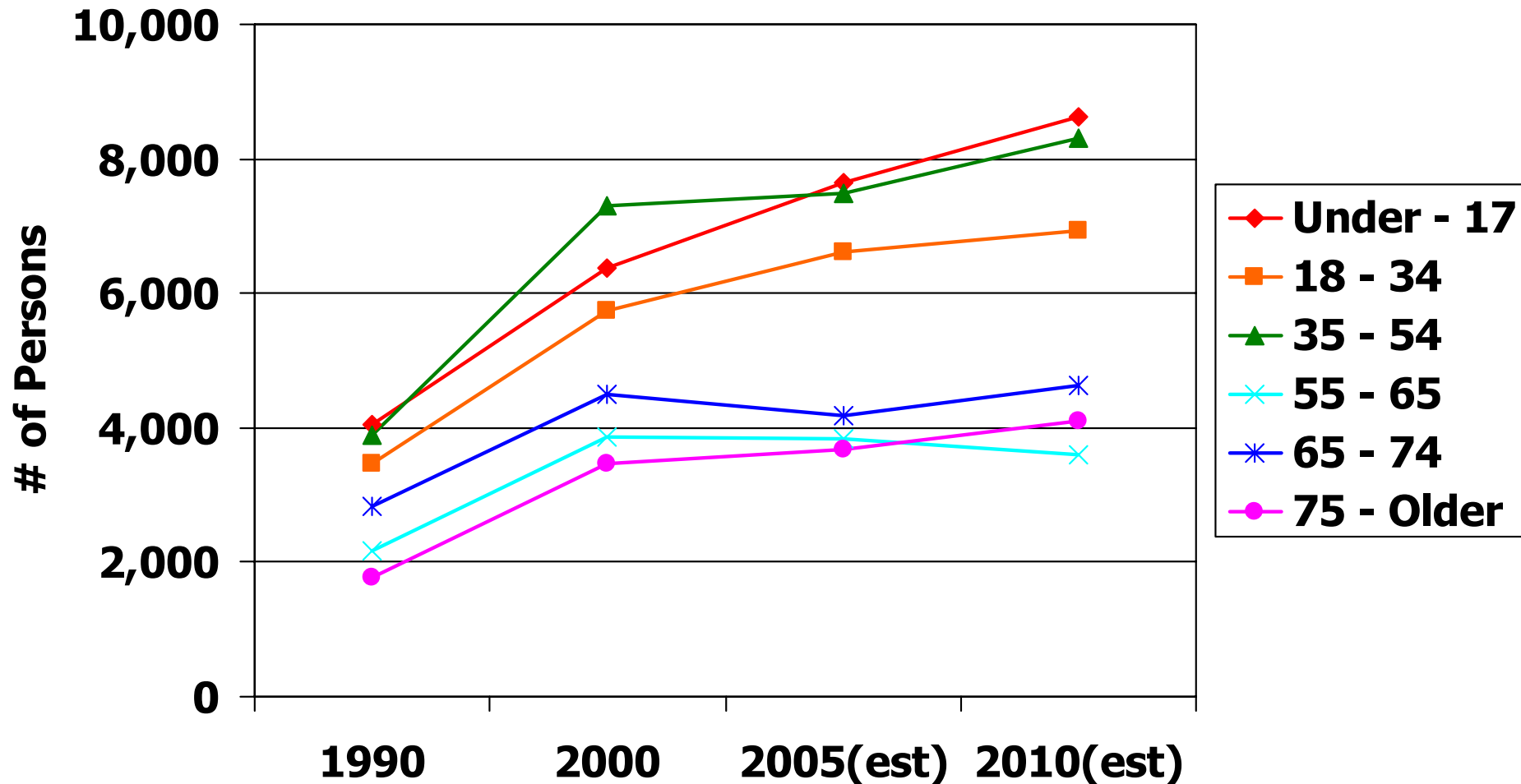
# Demographics

## Population by Age-E. Maricopa



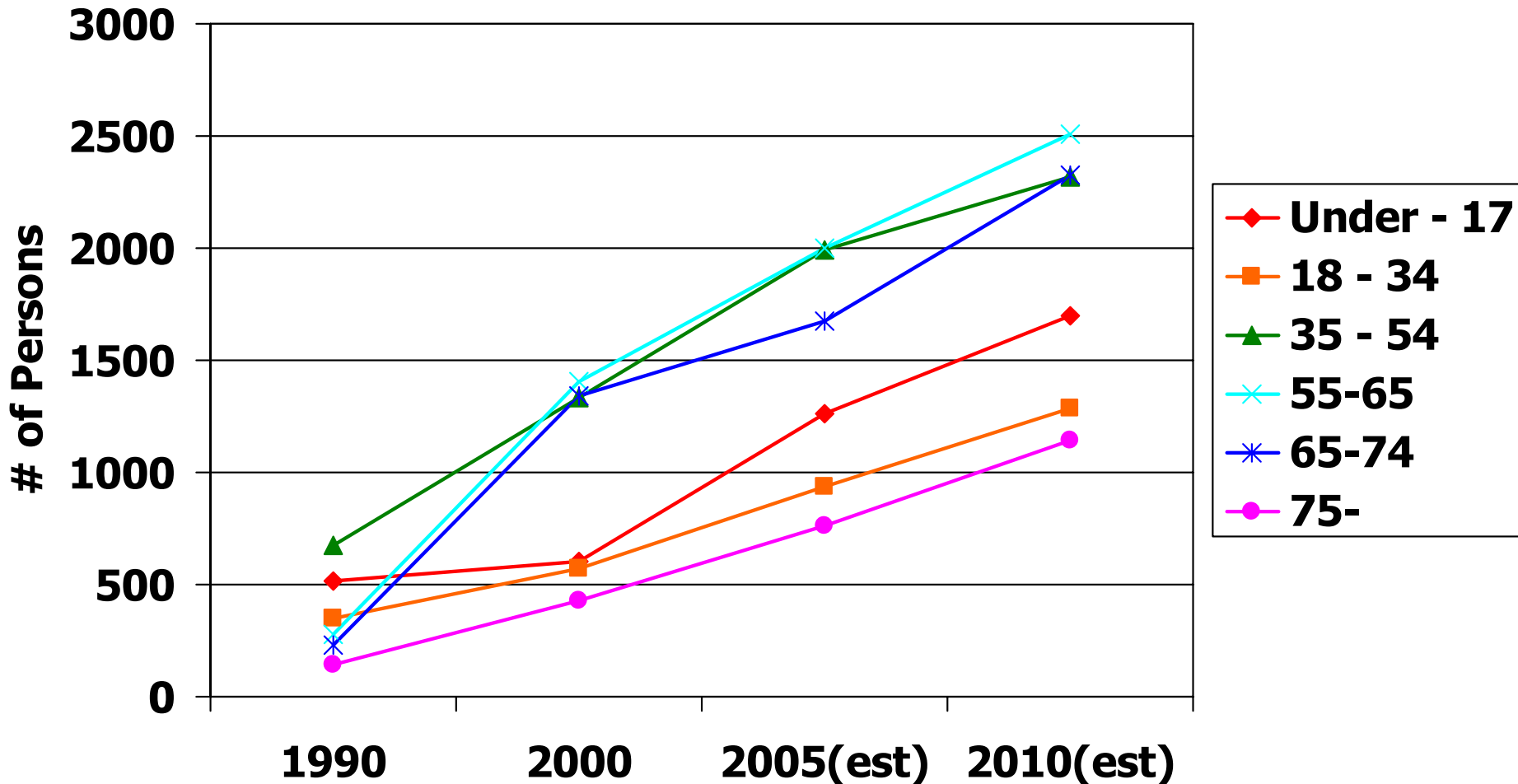
# Demographics

## Population by Age-Apache Junction



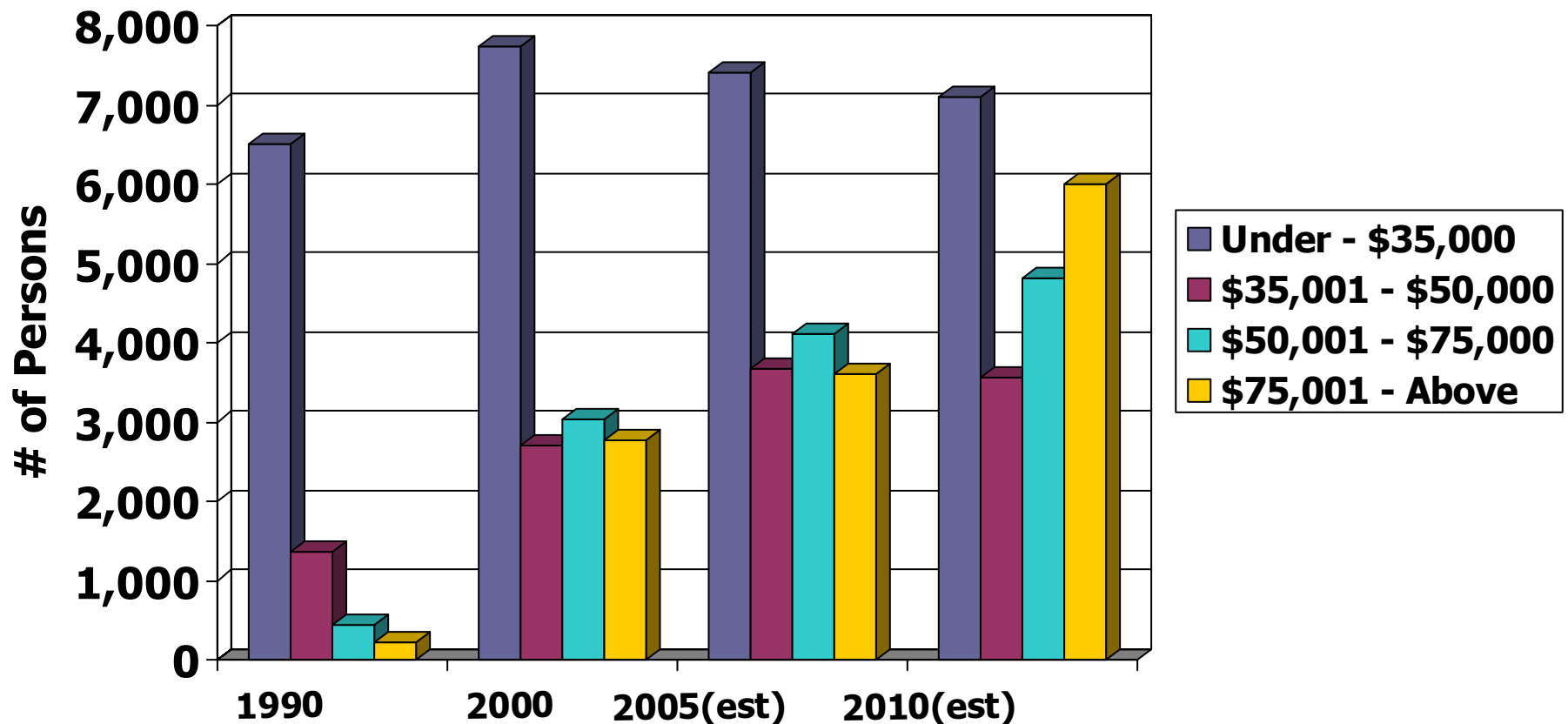
# Demographics

## Population by Age - Gold Canyon



# Demographics

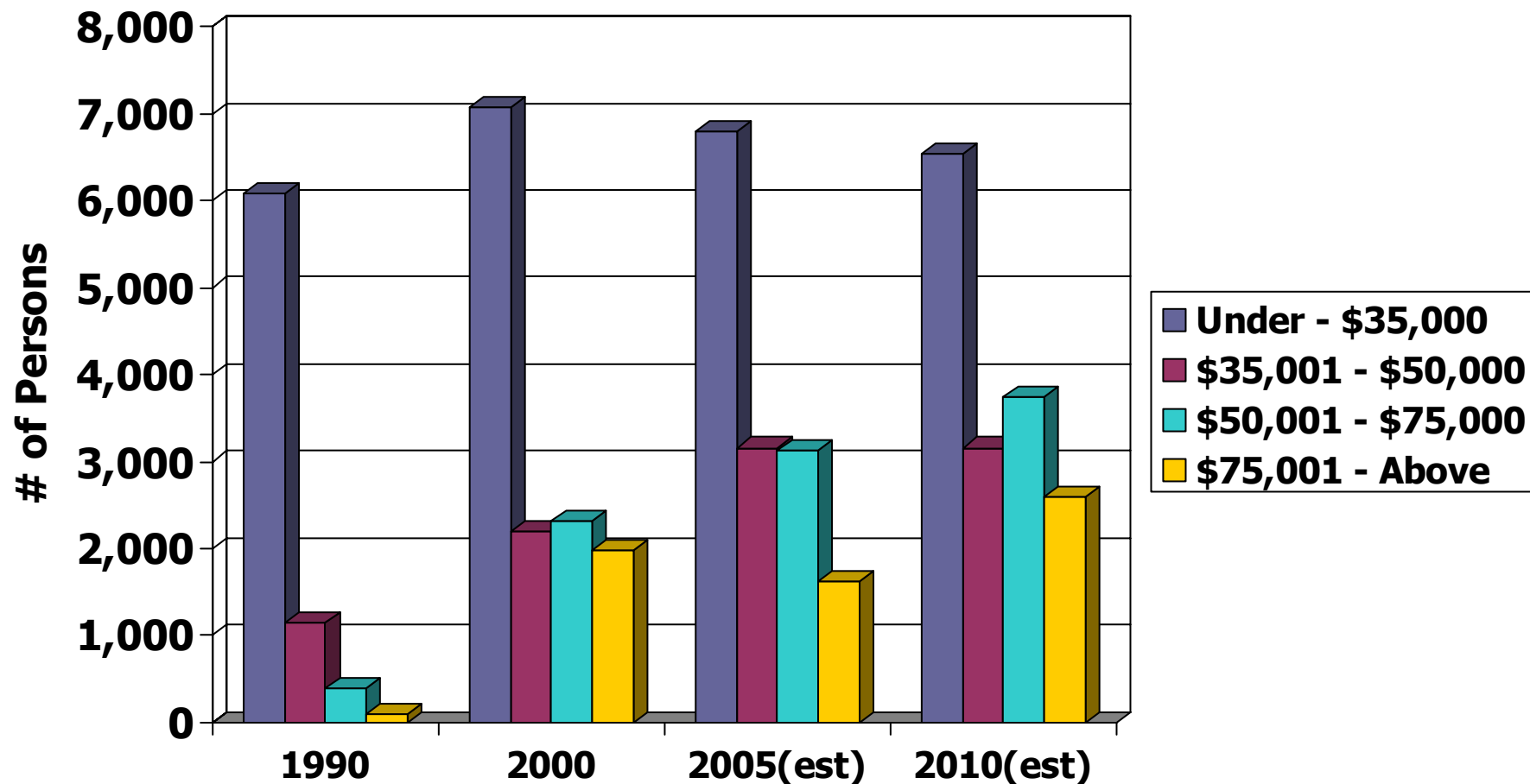
## Household Income Distribution-Apache Junction Area



\* East Maricopa County not included

# Demographics

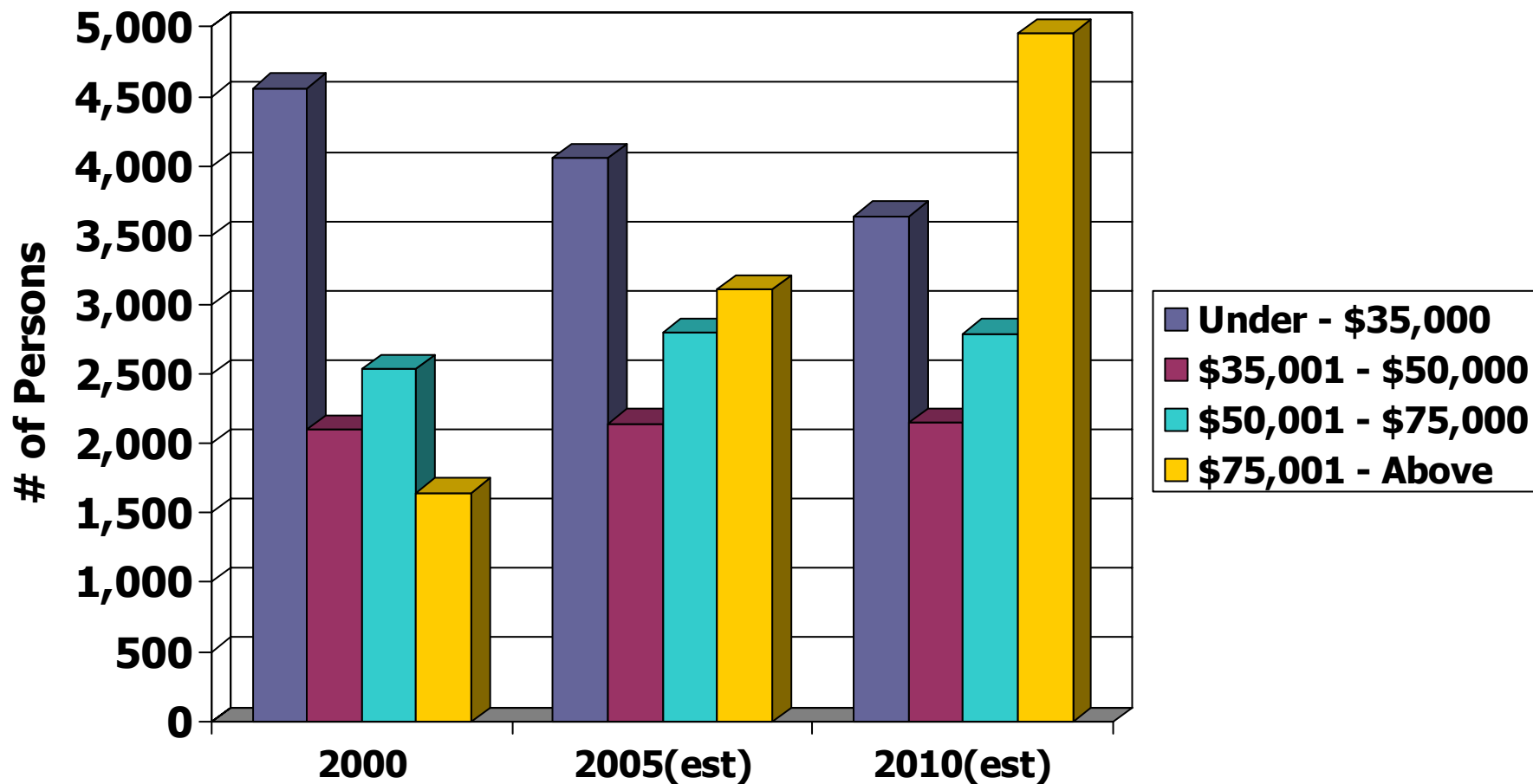
## Household Income Distribution-Apache Junction





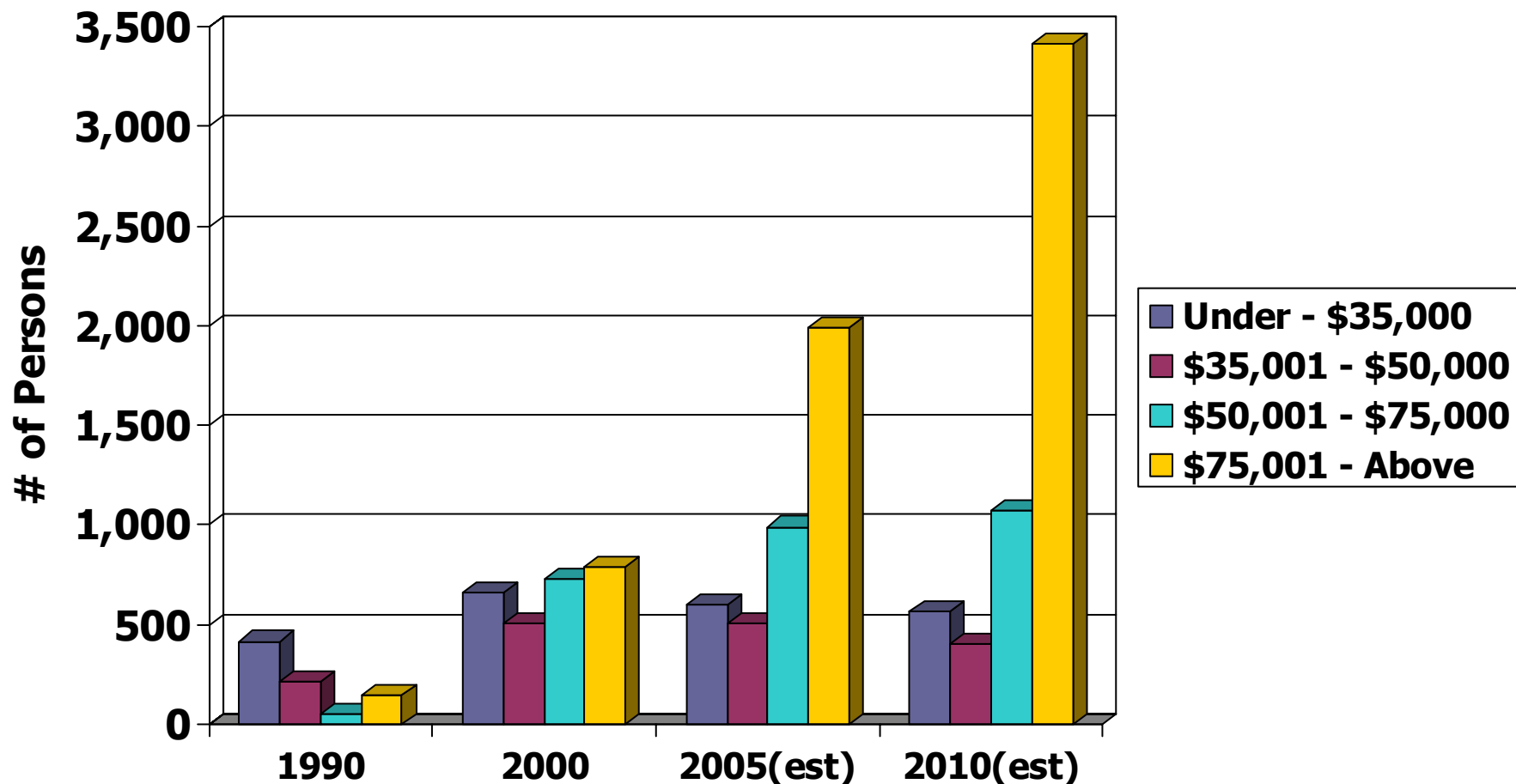
# Demographics

## Household Income Distribution- E. Maricopa County



# Demographics

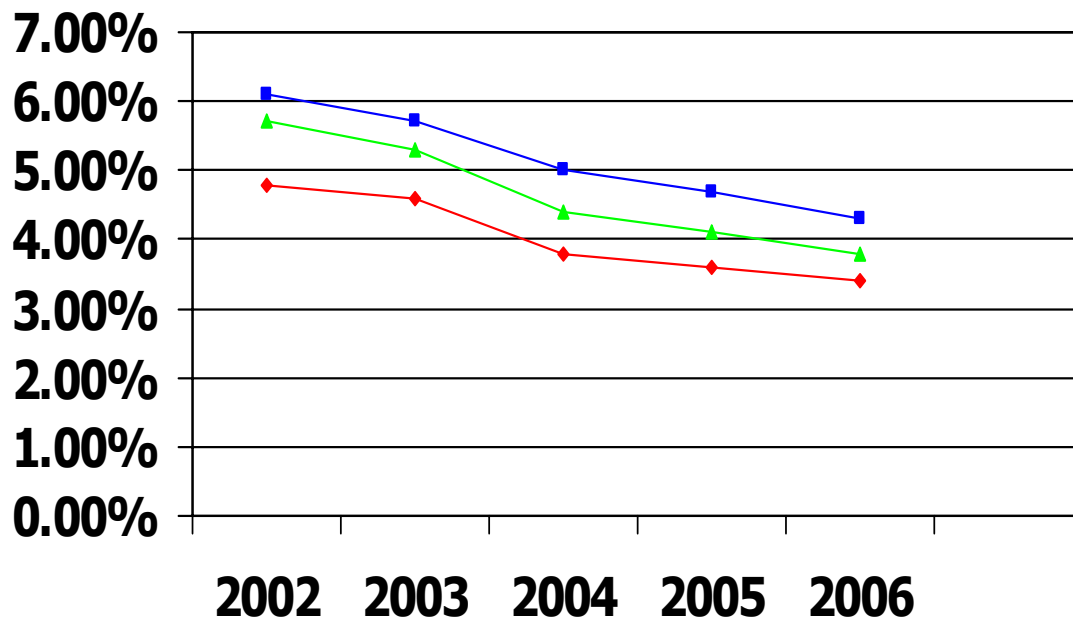
## Household Income Distribution-Gold Canyon



# Work Force Characteristics

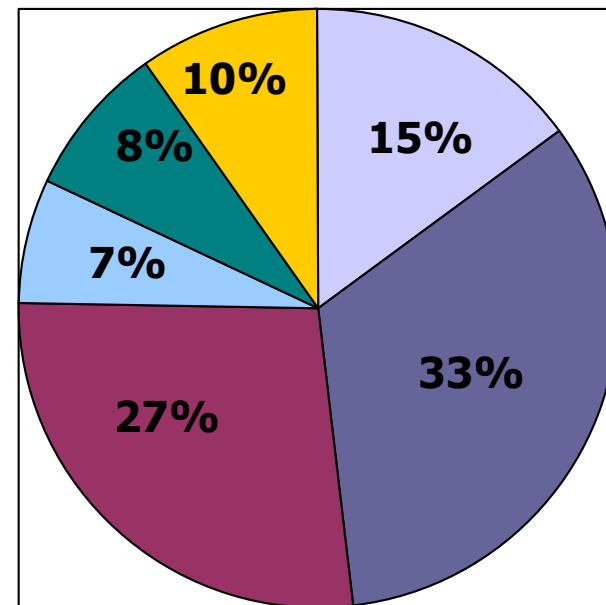
## Apache Junction Area

### Unemployment



◆ Apache Junction    ■ Arizona    ▲ Phoenix MSA

### Education

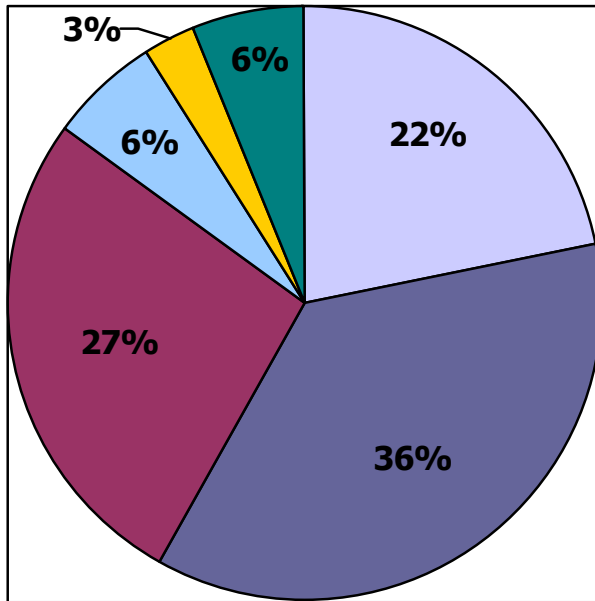


□ Under 12 years	■ High School Grad
■ Some College	□ Asoc Degree
■ Bachelor's Degree	■ Over 16 years

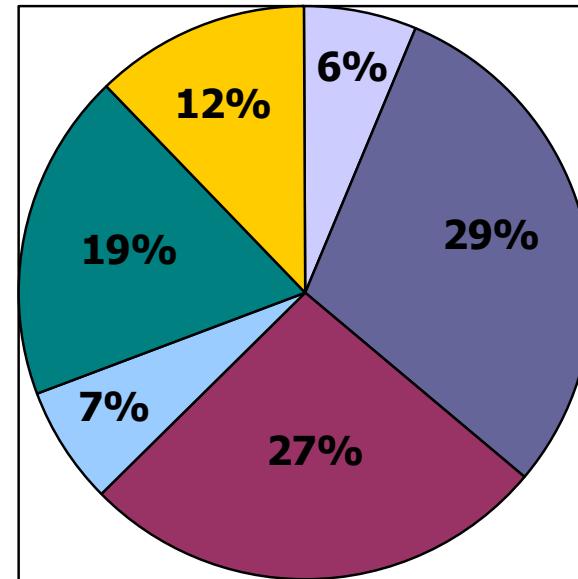
# Work Force Characteristics

## Education

### Apache Junction



### Gold Canyon



Under - 12 Years

Some College

16 Years - More

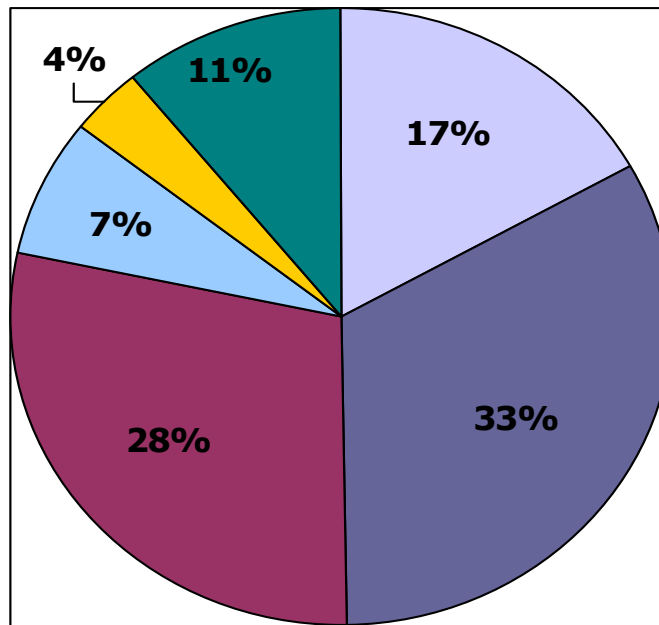
12 Years Only

Associate Degrees

Bachelor's Degree

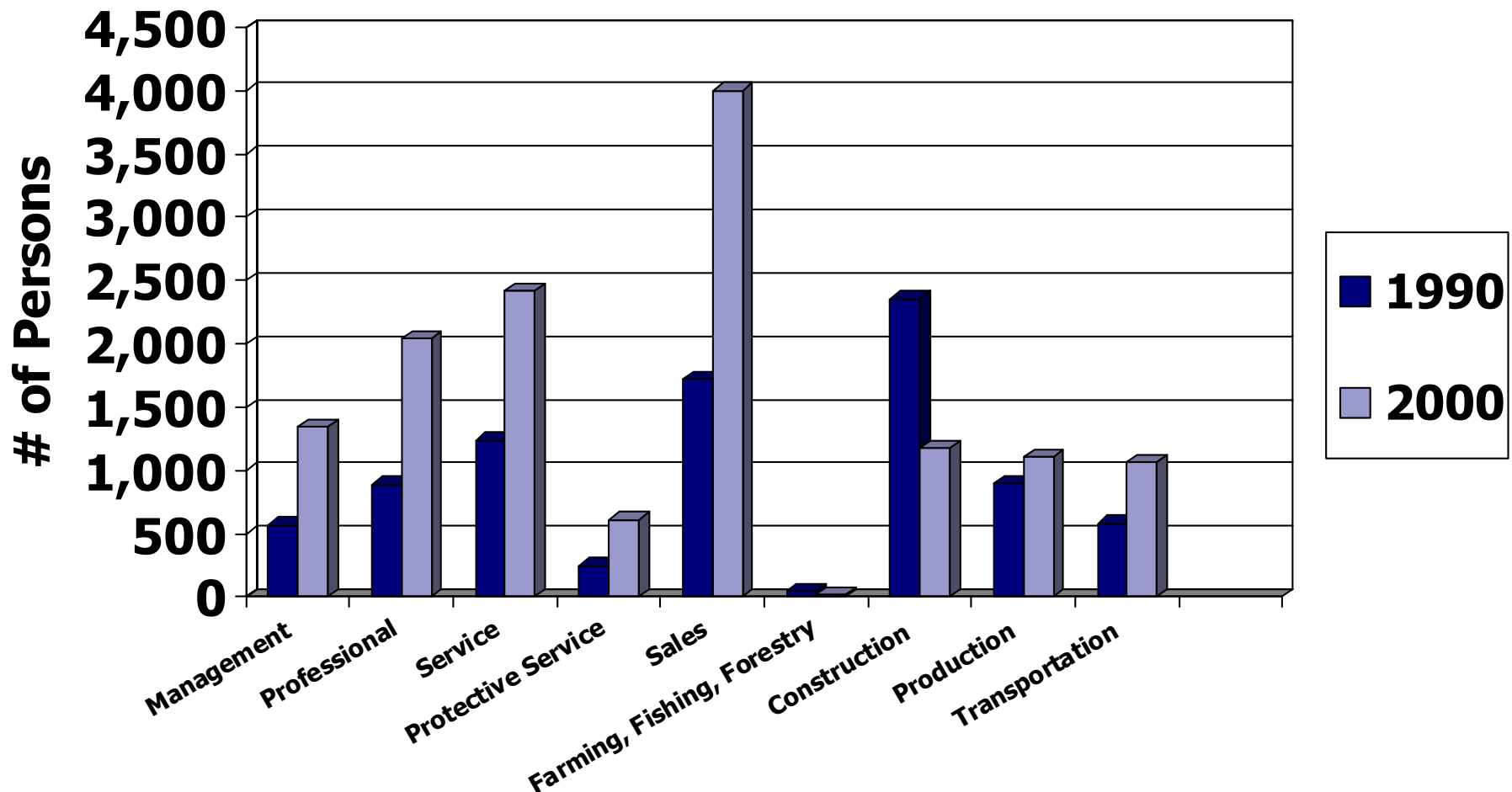
# Work Force Characteristics Education

## East Maricopa County



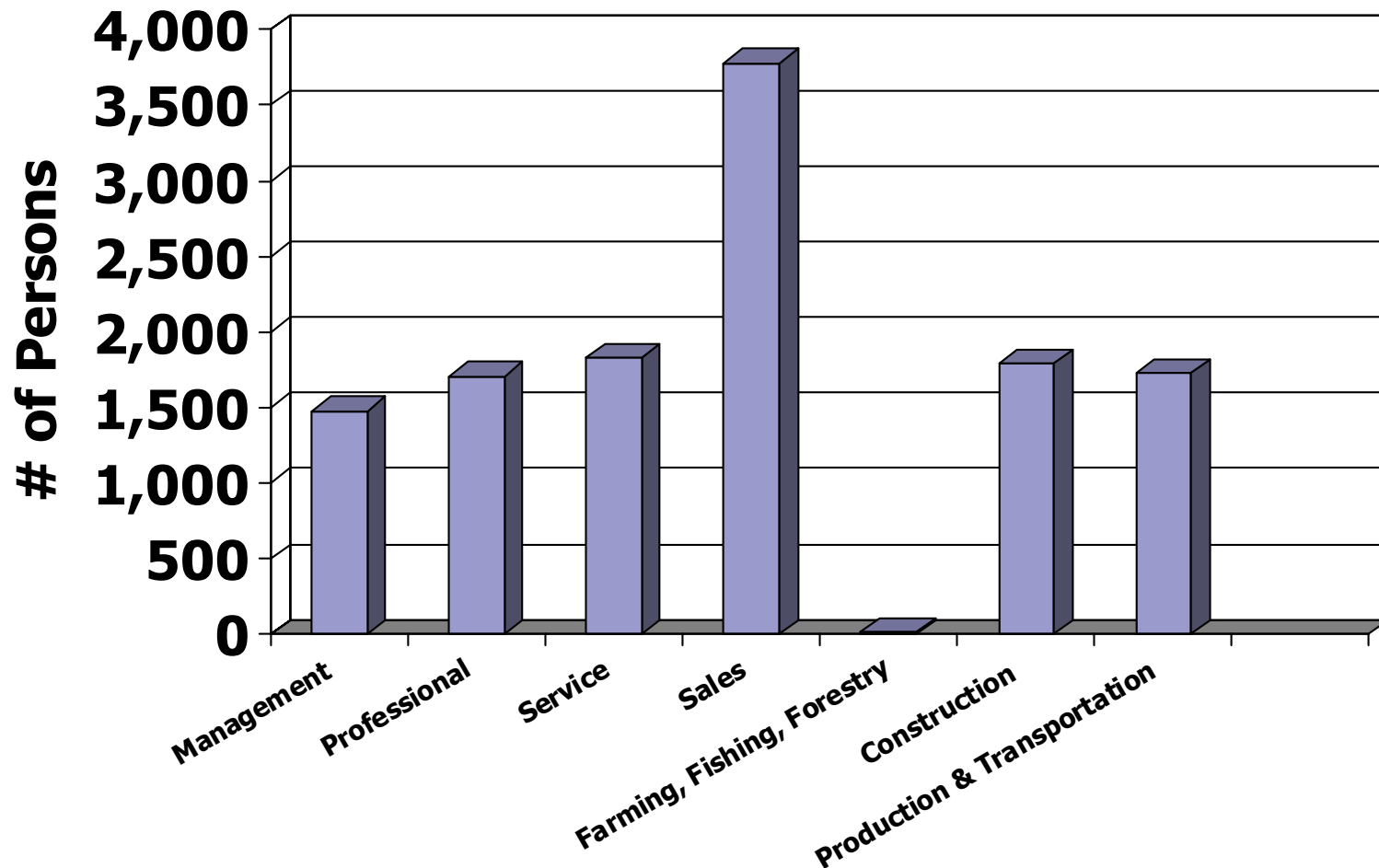
# Work Force Characteristics

## Workforce by Occupation-AJ/GC



# Work Force Characteristics

Workforce by Occupation-East Maricopa County - 2000





# Economic Characteristics

## Major Employers\*

EMPLOYER	FTE
Apache Junction Unified School District	800
Wal-Mart	420
City of Apache Junction	283
A.J. Medical Center	110
U.S. Postal Service	110
Fry's Food & Drug	105
Safeway Food & Drug	85
Superstition Mountain Mental Health	180
Apache Junction Fire District	75
Central Arizona College-Superstition Campus	75

\*2005 Numbers

# Workforce Characteristics

## Salary by Selected Occupation-Pinal County\*

Occupation	# of Covered Employees	10th Percentile Wage	Weighted Average Salary	Average Median Salary	90th Percentile Wage
<b>Professional</b>					
Accountant	140	\$32,094	\$43,814	\$41,540	\$59,696
Managment Analyst	n/a	\$24,539	\$38,206	\$28,207	\$71,814
Programmer	30	\$20,986	\$37,529	\$36,700	\$55,414
Engineer	230	\$26,265	\$48,658	\$46,348	\$73,967
<b>Retail</b>					
Cashier	n/a	\$12,181	\$18,064	\$15,841	\$27,422
Counter Clerk	40	\$12,464	\$21,940	\$24,081	\$34,182
<b>Clerical</b>					
Customer Service Rep.	230	\$16,961	\$24,966	\$24,733	\$34,226
Data Entry Clerk	50	\$18,382	\$24,779	\$23,427	\$34,452
Executive Secretary	270	\$22,873	\$33,672	\$32,435	\$48,201
Accounting Clerk	30	\$20,716	\$27,073	\$27,054	\$34,446
<b>Semi-Skilled</b>					
Machine Operator	60	\$18,265	\$26,455	\$25,654	\$35,433
<b>Skilled</b>					
Machine Maintenance	n/a	\$31,417	\$45,883	\$49,113	\$56,222
Machinist	100	\$22,661	\$32,230	\$31,610	\$43,545
Welder	70	\$18,523	\$30,930	\$28,226	\$45,769
<b>Technical</b>					
Electronic Technician	30	\$20,038	\$29,602	\$28,688	\$39,873
Medical Laboratory Technician	60	\$20,481	\$30,066	\$29,241	\$41,730
Network Technician/Analyst	10	\$40,253	\$48,900	\$49,861	\$57,649

\*2004 Numbers

# Economic Characteristics

## Payroll by Industry-Pinal County

PINAL COUNTY				
Average Annual Payroll by Major Industry	Job Title	Current Year	Payroll	Number of Employees
Mining	First-Line Supervisors	2004	\$586,900	10
Construction	All Occupations	2004	\$38,287,370	1,310
Manufacturing	All Occupations	2004	\$62,245,160	2,390
Transportation & warehousing	All Occupations	2004	\$17,348,800	700
Police, Fire, & Ambulance	Dispatchers	2004	\$1,262,480	40
Wholesale Trade	All Occupations	2004	\$17,592,480	760
Retail Trade	All Occupations	2004	\$91,859,230	5,090
Professional Services	All Occupations	2004	\$25,983,260	1,010
Educational Services	All Occupations	2004	\$126,093,030	4,130
Public Administration	All Occupations	2004	\$304,788,550	9,850
Total			\$686,047,260	25,290
Total Wages Paid Divided by Number of Employees			\$27,127.21	

# Economic Characteristics

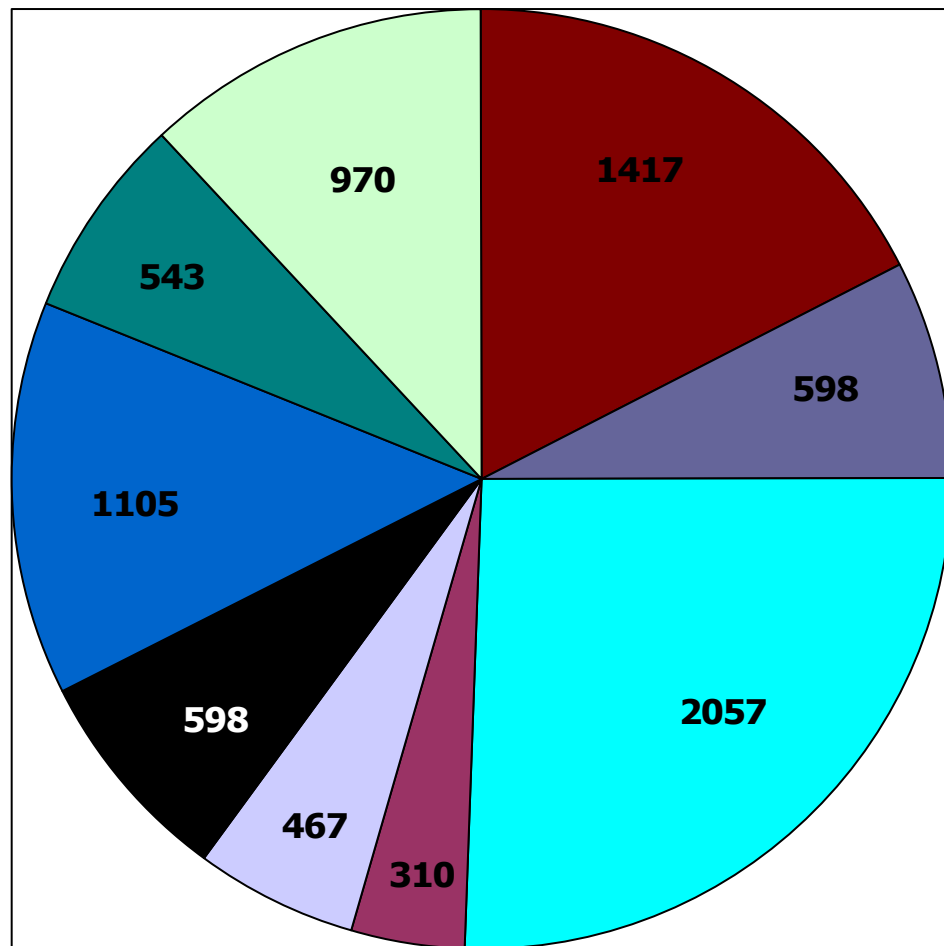
## Employment by Sector

Sector	# of Establishments	Employment
Agriculture	11	85
Government	9	1417
Total, Nonagriculture Private Sector	681	7664
Mining	2	15
Utilities	2	37
Construction	108	598
Manufacturing	17	232
Wholesale Trade	28	93
Retail Trade	121	1964
Transportation & Warehousing	20	50
Information	6	43
Finance & Insurance	35	243
Real Estate & Rental & Leasing	50	193
Professional, scientific & technical services	36	65
Management of companies & enterprises	1	2
Administrative, support, waste management, remediation ser	30	310
Educational services	4	44
Health care and social assistance	39	423
Arts, entertainment & recreation	14	598
Accomodation & food services	68	1105
Other services (except public administration)	91	543
Unclassified establishments	8	5

\*2001 Numbers

# Economic Characteristics

## Employment by Sector-# of Employees

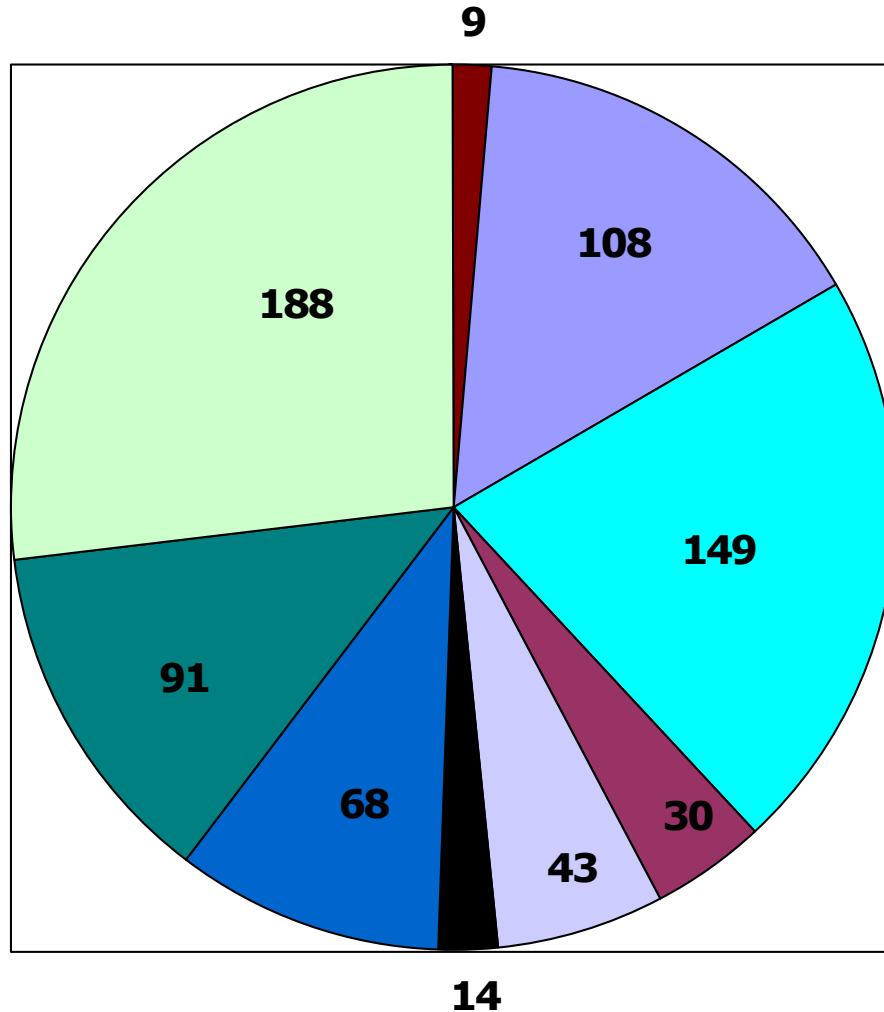


- Government
- Construction
- Retail & Wholesale Trade
- Administrative, support, waste management, remediation services
- Health care, Educational Services and social assistance
- Arts, entertainment & recreation
- Accommodation & food services
- Other services (except public administration)
- Other

\*2001 Numbers

# Economic Characteristics

## Employment by Sector - # of Businesses

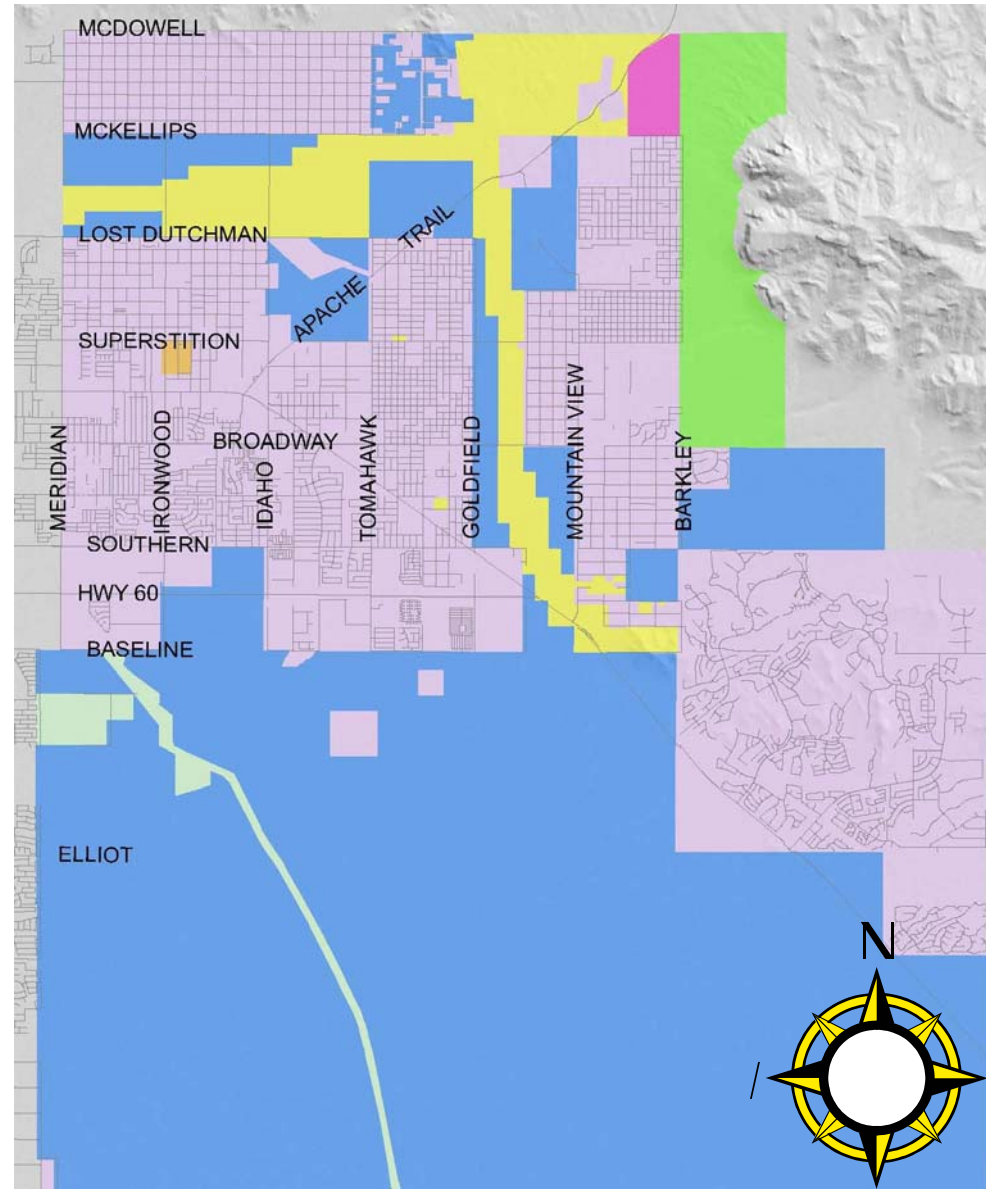


- Government
- Construction
- Retail & Wholesale Trade
- Administrative, support, waste management, remediation services
- Health care, Educational Services and social assistance
- Arts, entertainment & recreation
- Accommodation & food services
- Other services (except public administration)
- Other


# Economic Characteristics

## Land Ownership

-  **Bureau of Land Management**
-  **Bureau of Reclamation**
-  **County Land**
-  **Parks and Recreation**
-  **Private Land**
-  **State Trust Land**
-  **Tonto National Forest**







# Infrastructure

## Transportation-Airports

### **Sky Harbor International Airport**

33 miles from Apache Junction

- 3 Runways  
11,490 ft, 10,300 ft, 7,800 ft
- 497 Daily Non-Stop Flights
- 1,500 Arrivals & Departures
- Six Largest Cities Served:
  - Tokyo
  - Mexico City
  - Seoul
  - New York
  - Los Angeles
  - London
- **Air Cargo**

### **Williams Gateway Airport**

16.5 miles from Apache Junction

- 3 Runways  
10,400 ft, 10,200 ft, 9,300 ft
- Full Instrument Landing Capabilities
- 24 hr Operation
- Designated Foreign Trade Zone #221
- Military Reuse Zone
- **Air Cargo**

# Infrastructure

## Overnight Delivery Services

Fed-Ex	Adobe Mail Center 10839 West Apache Trail Apache Junction AZ 85220
Hub Classification	FedEx Authorized ShipCenter
Latest Pick-Up Time	4:00pm[M-F]
Earliest Delivery	Same Day
Next Day Delivery Guarantee	Yes
Saturday Delivery	Yes
UPS	Thunder Mountain Postal Center 300 W Apache Trail Apache Junction AZ 85220
	2nd Site: 2114 W Apache Trail Apache Junction AZ 85220
Hub Classification	Authorized Shipping Outlet
Latest Pick-Up Time	3:00pm[M-F]
Earliest Delivery	Same Day
Next Day Delivery Guarantee	Yes
Saturday Delivery	Yes
DHL	Adobe Mail Center 10839 West Apache Trail Apache Junction AZ 85220
Hub Classification	DHL Authorized Shipping Center
Latest Pick-Up Time	3:00 PM [M-F] 10:00 AM [SAT]
Earliest Delivery	Next Day
Next Day Delivery Guarantee	Yes
Saturday Delivery	Yes
United States Post Office	151 W Superstition Blvd Apache Junction, AZ 85220
Nearest General Mail	On Site
Latest Pick-Up Time	5:00 PM [M-F] 4:00 PM [SAT]
Earliest Delivery	Next Day
Nearest Bulk Mail Facility	On Site



# Infrastructure

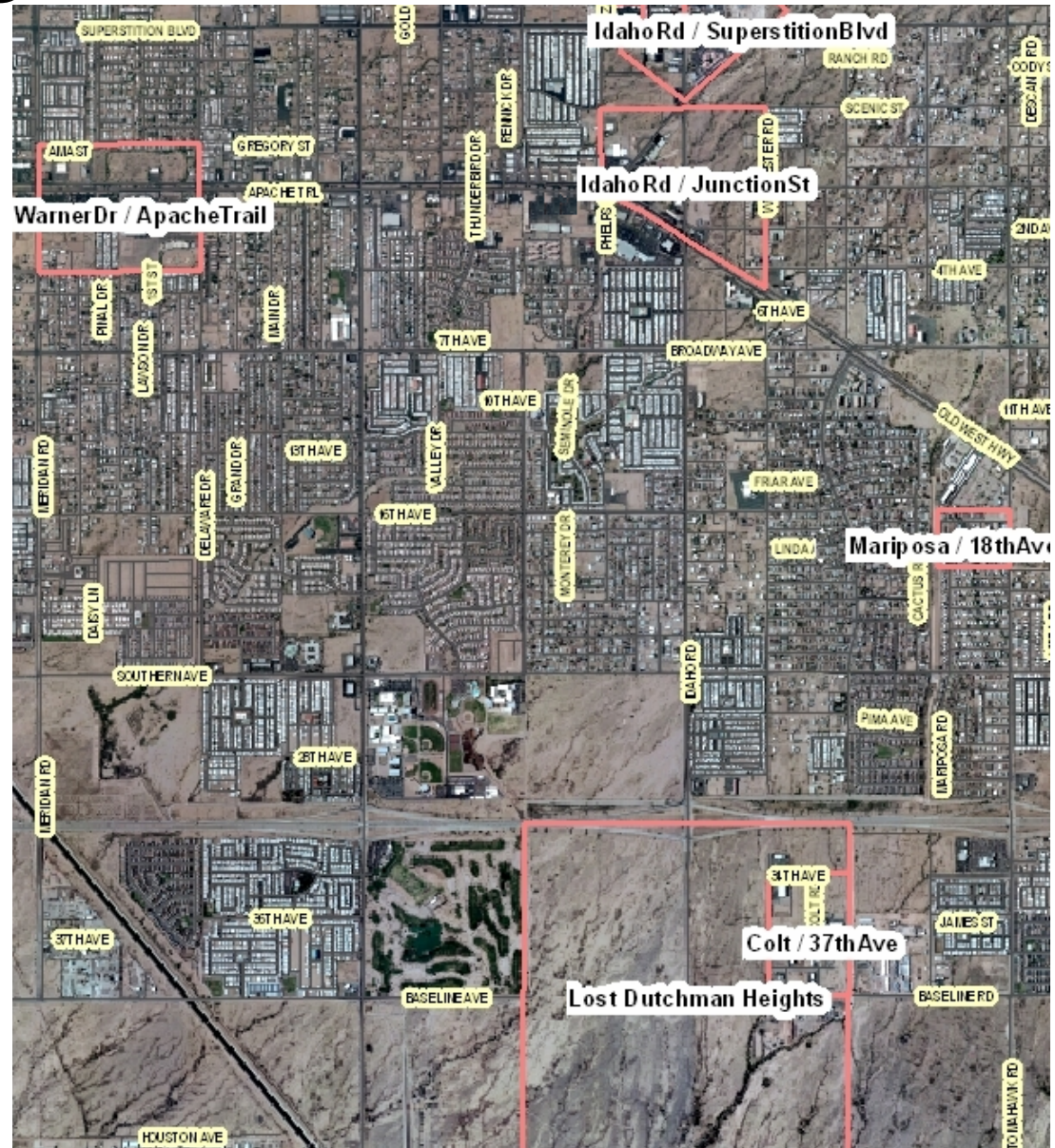
## Industrial Profile

The Apache Junction area has two (2) identified Private industrial parks. The first, Baseline Industrial Park, is a 60 acre parcel just south of and adjacent to U.S. 60 which is fully improved and platted in one acre parcels and zoned primarily for light with a limited amount of heavier industrial uses. Currently this industrial area is 60% occupied.

The second area, North Pinal Industrial Park, is a private 270 acre parcel one mile south of U.S. 60. This park is currently in the Pinal County and is surrounded by the City and State Trust Lands. This park is heavy industrial in nature and dominated by uses which require five or more acres. This park currently has limited infrastructure with services being extended as users develop in the park. This park currently is 20% occupied.

# Infrastructure

## Job Centers





# Infrastructure

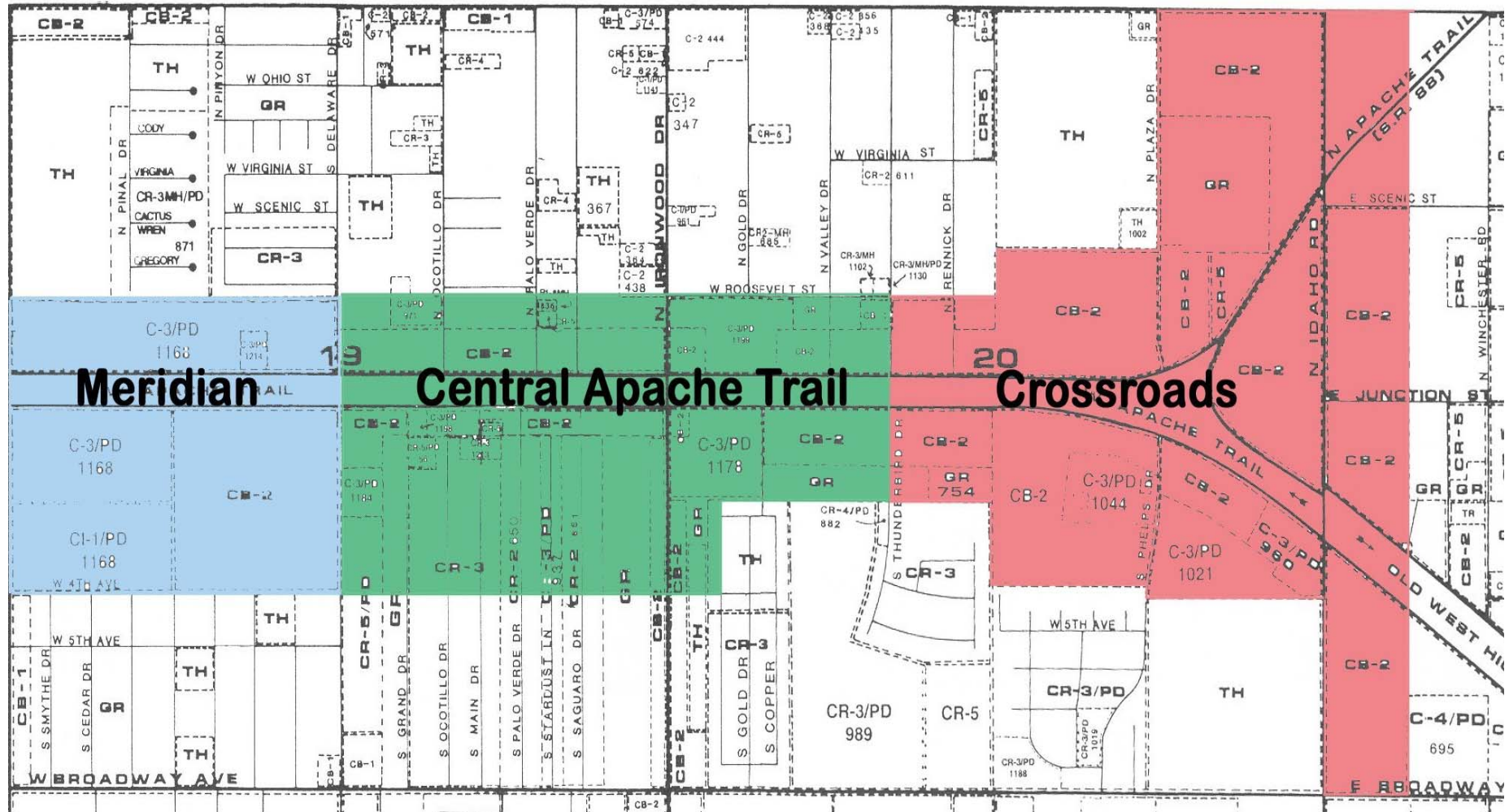
## Financial Institutions

- **Community Development Corporation (CDC)**
  - (480) 982-3141
- **Bank of America**
  - (480)827-6761
- **Chase**
  - (480)890-5488
- **Gold Canyon Bank**
  - (480)474-2005
- **Neighborhood Economic Development Corporation (NEDCO)**
  - (480) 833-9300
- **US Bank**
  - (480)474-0715
- **Wells Fargo Bank**
  - (480)827-2341
  - (480)984-3284
  - (480)288-6906



# Incentives/Development

## Infill Incentive Districts



# Incentives/Development

## Infill Incentive District Plan

### ■ Criteria\*

- The operation will otherwise improve or enhance the economic welfare or quality of life for citizens of Apache Junction
- The overall benefits which the City will receive from the applicant's project in the form of increased employment at a living wage, sales tax or generated investment in the community outweighs the economic costs to the City
- The use of incentives will assist to further develop the economy of the City
- The applicant's operation meets the overall goals for downtown redevelopment

### ■ Provisions\*\*

- The property sought to be utilized and its use is a legal conforming property and use, per the City of Apache Junction Zoning Ordinance
- The use is an eligible use under the provisions of this program
- The applicant has received all necessary approvals to proceed with the proposed development
- The applicant follows the appropriate recommendations in the City of Apache Junction's Design Guidelines & Dictionary
- The property to be developed, expanded or redeveloped meets all environmental requirements as well as fully meets all city requirements such as the dark sky ordinance, landscaping codes, parking and federal ADA requirements
- All properties should work towards becoming compliant, or make every effort to come into substantial compliance

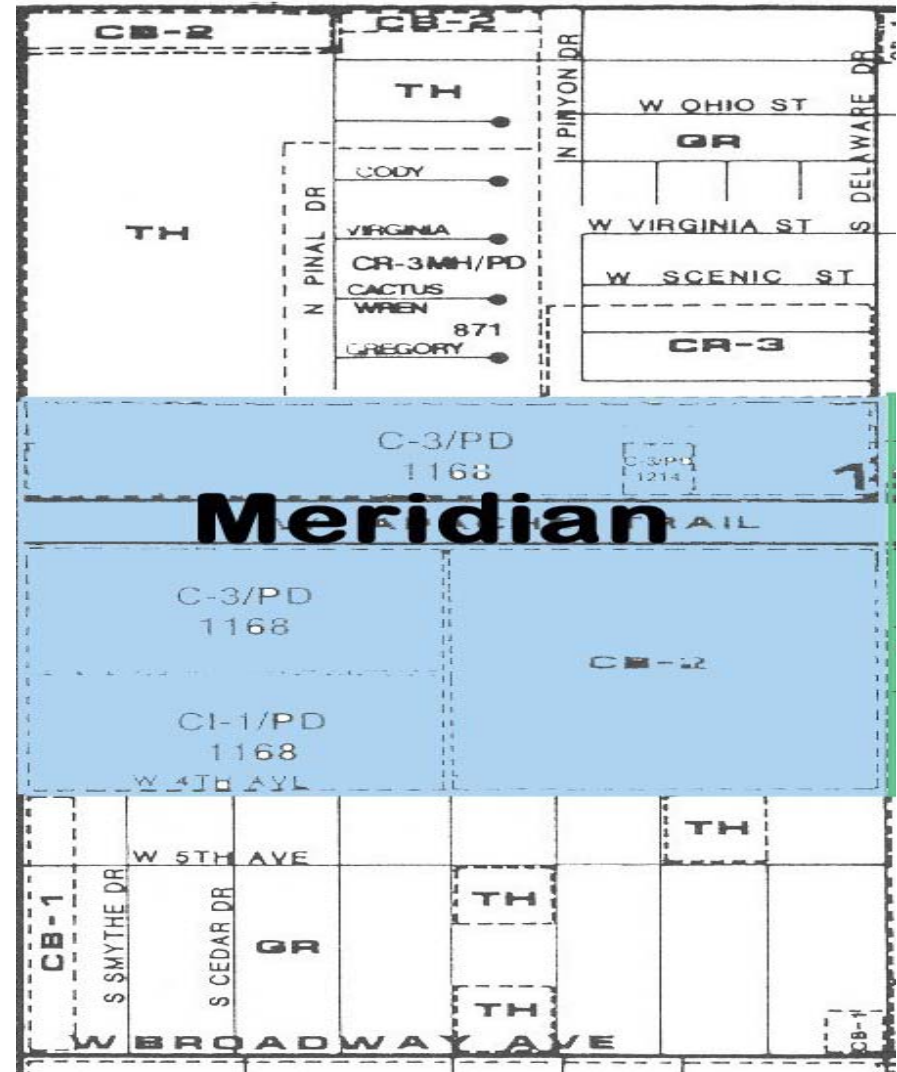


# Incentives/Development

## Infill Incentive District Plan-Meridian

### Incentives to be provided:

- Rebate of development fees, and/or rebate of any other fees requires to be paid in connection with the construction, expansion or redevelopment of a commercial project, including, but not limited to, planning and zoning fees, engineering fees, and building fees.
- Expending City resources to conduct off-site public infrastructure required for the development of a commercial or industrial project
- Assisting with regional retention and storm-water drainage issues
- Assistance with parking issues up to and including city participate in the development of parking structures

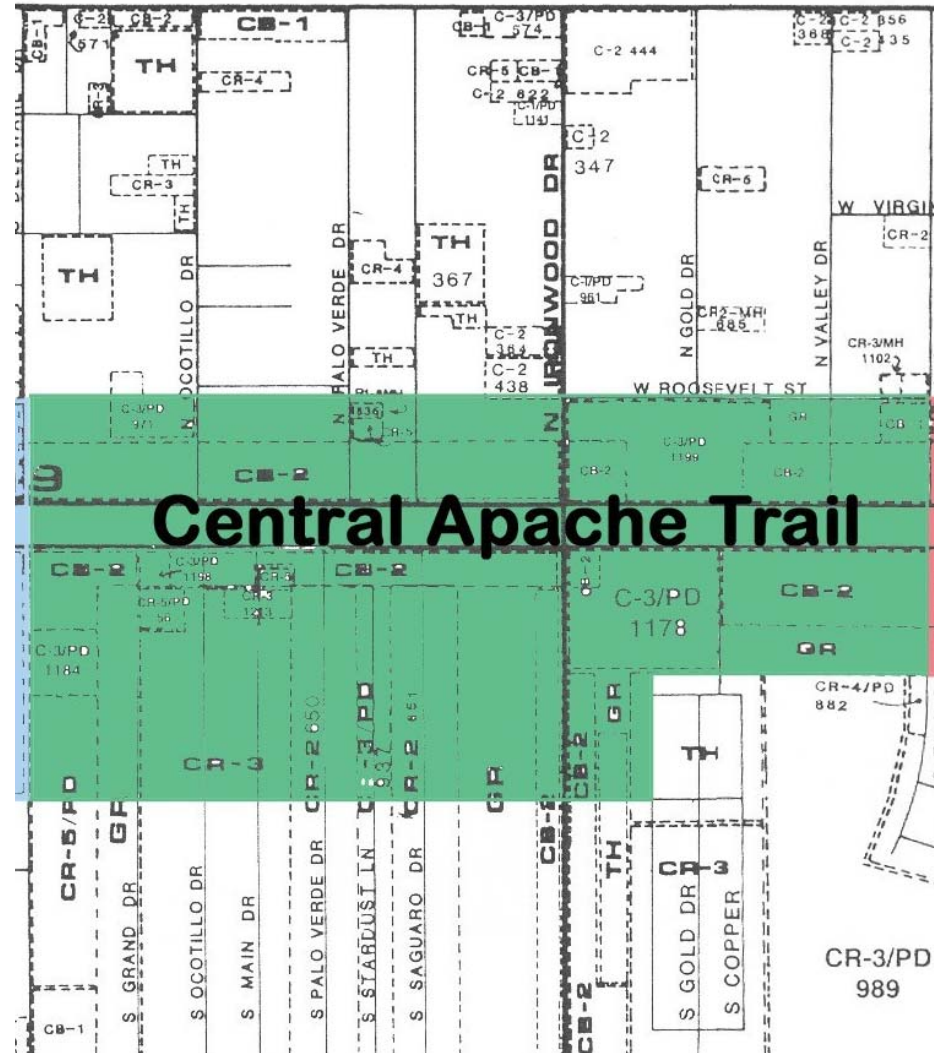


# Incentives/Development

## Infill Incentive District Plan-Central Apache Trail

### Incentives to be provided:

- All incentive provided to Meridian area
- Assistance with lot acquisition
- Provide improvements to adjacent residential neighborhoods
- Adjustments in parking requirements as well as implementing of city parking program
- Allowance for phased improvements to bring buildings up to code

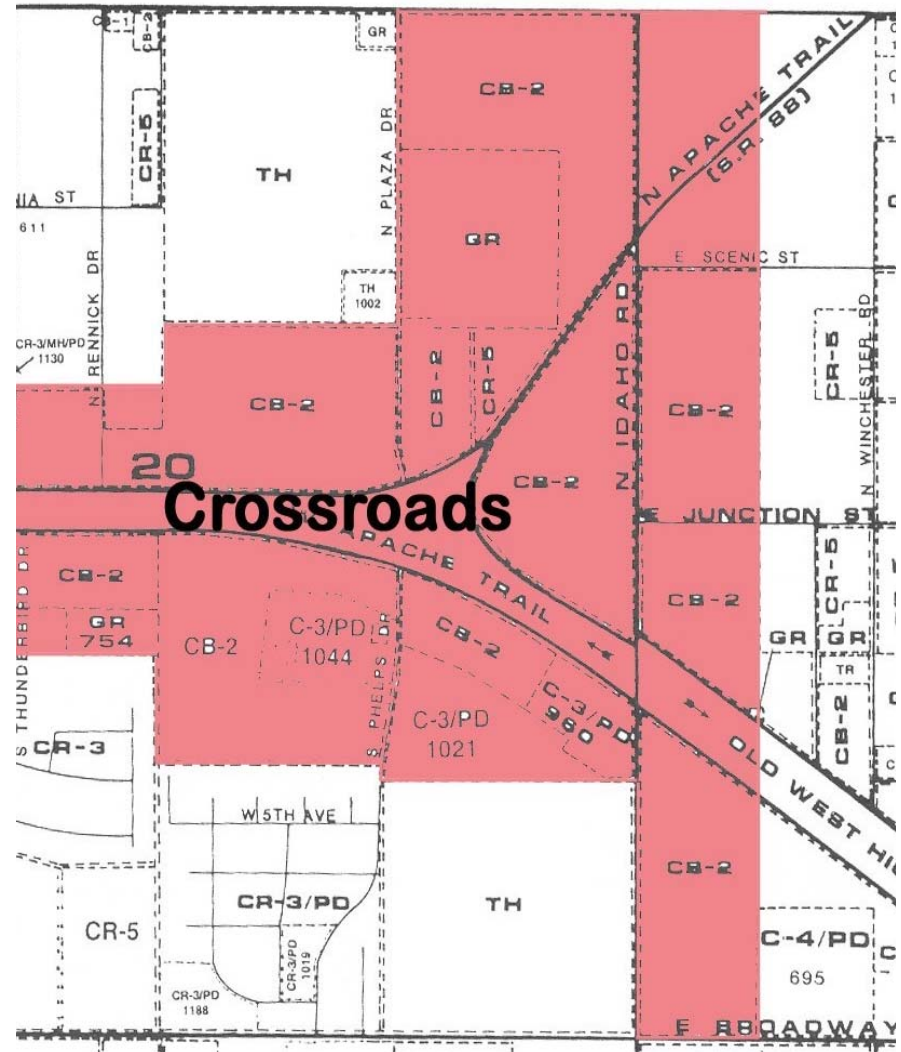


# Incentives/Development

## Infill Incentive District Plan-Crossroads

### Incentives to be provided:

- Incentives 1 & 2 provided in Meridian
- Property improvement programs to include access to low interest loans and architectural assistance
- Adjustment in parking requirements as well as implementation of city parking programs
- Reconfiguration of streets and/or traffic flow
- Fully developing the public “streetscape” throughout the area
- Allowance for phased improvement to bring buildings up to code
- Assistance with business relocation and expanding costs
- Provide storm-water solutions
- Public Parking assistance up to and including parking structures and shared parking strategies

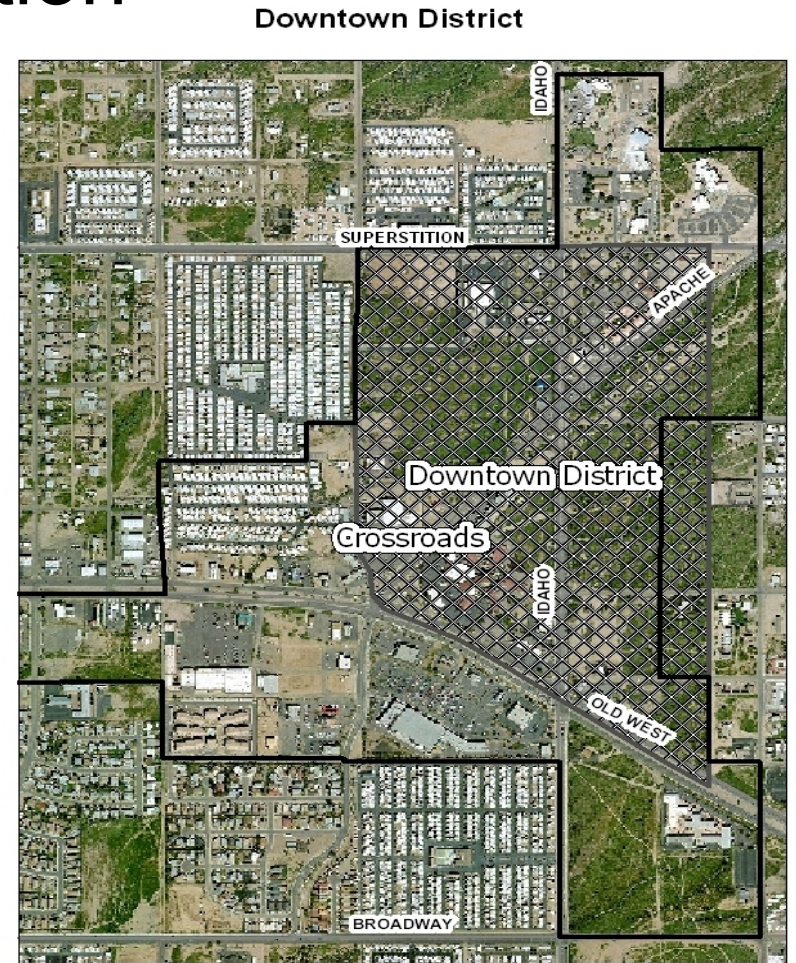




# Incentives/Development

## Downtown Apache Junction

- Mixed use downtown area
- Pays homage to Apache Junction's vibrant history
- Approx 90 acres
- Focal point will be the Grand Hotel property
- Apache Junction City Council has already approved design guidelines for downtown development
- Improvements have been completed on Phelps Drive, including pedestrian amenities and public art



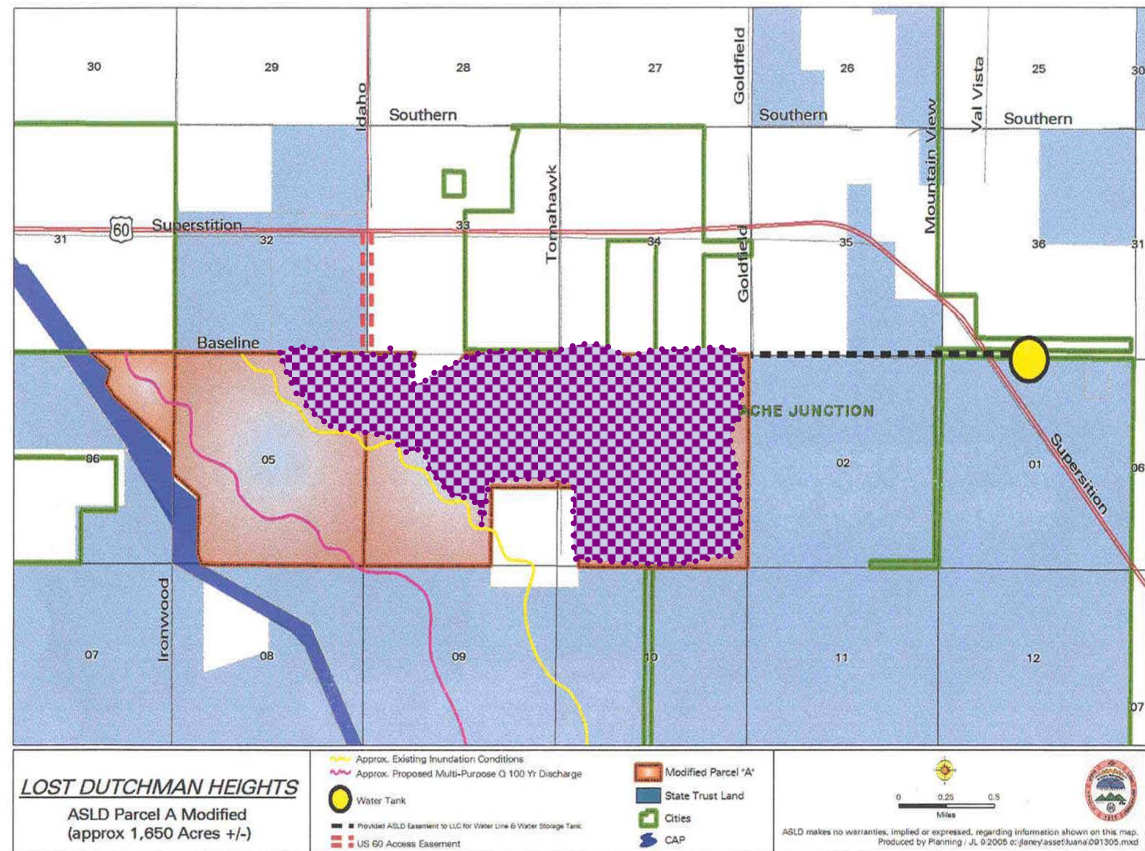
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Miles

Legend  
CrossroadRedevelopmentArea  
AreaName  
Downtown District  
Crossroads

# Incentives/Development

## Lost Dutchman Heights

- 12 square miles of LDH in AJ current City limits
- Proposed Initial auction(checkered): 650 acres
- Sale slated for fall 2006
- Successful bidder will plan the entire 12 square miles
- Urban Planning Permit Process



# Business License Information

- What you need before license can be issued with City of Apache Junction:

- ☐ Completed license application  
Completed Zoning
- ☐ Compliance Information Form
- ☐ Copy of State or Federal Certification
- ☐ Copy of Pinal County Health permit (if applicable)
- ☐ Copy of valid State TPT License and additional forms and fees (if applicable)
- ☐ If the company is a corporation; Complete list of officers as well as registered business address

- ☐ Copy of Valid Drivers License or Arizona Photo ID
- ☐ Business License Fee:\$45.00 for 1st year
  - \$35.00 renewal each year thereafter

- Pinal County:

- ☐ Health Permit:
  - Pinal County Health Dept  
575 N Idaho Rd  
Apache Junction, AZ  
85219



# Business License Information

## Options in obtaining Transaction Privilege Tax (TPT) License:

### ■ **Apply/Update in Person**

#### ☐ Phoenix Office

- 1600 W Monroe Phoenix AZ, 85007
- (602) 542-4576

#### ☐ Chandler Office

- 3191 N Washington Chandler AZ, 85224
- (480) 545-3500

#### ☐ **Other area locations call (800) 634-6494**

#### ☐ **Mail TPT application or TPT update form to ADOR.**

It will take ADOR 4-6 weeks to process your application or update.(Your business license will remain on hold until your license or updates can be confirmed)



# Apache Junction Building Permit Process

1. Developer brings 8 sets of finished plans to Development Services.
2. Fire District, Engineering, Planning and Building review submittals in 10 days and provide revisions to developer.
3. Developer makes changes and returns to Development Services.\*
4. Staff then reviews again for 10 days.
5. Once all revisions are complete, Fire, Engineering, Planning and Building sign off on plans.
6. Developer needs assurance for sewer service (apply early).
7. Developer seeks determination from ADWR that they have 100 year assured water supply (apply early).

\* May need to be repeated if all issues not satisfied.



# Building Permit Process

Developer brings 8 sets of finished plans to Development Services

Developer seeks assurance for sewer district service and from ADWR that they have 100 years assured water supply

Fire District, Engineering, Planning and Building Review – Reviews submittal and provides revisions to developer 10 days

Developer makes changes and returns to Development Services

Staff then reviews plans again  
10 Days

Once all revisions are complete: Fire, Engineering, Planning & Building signs off on plans.



# Building Permits

Number of Permits Issued by Month  
Apache Junction 2005

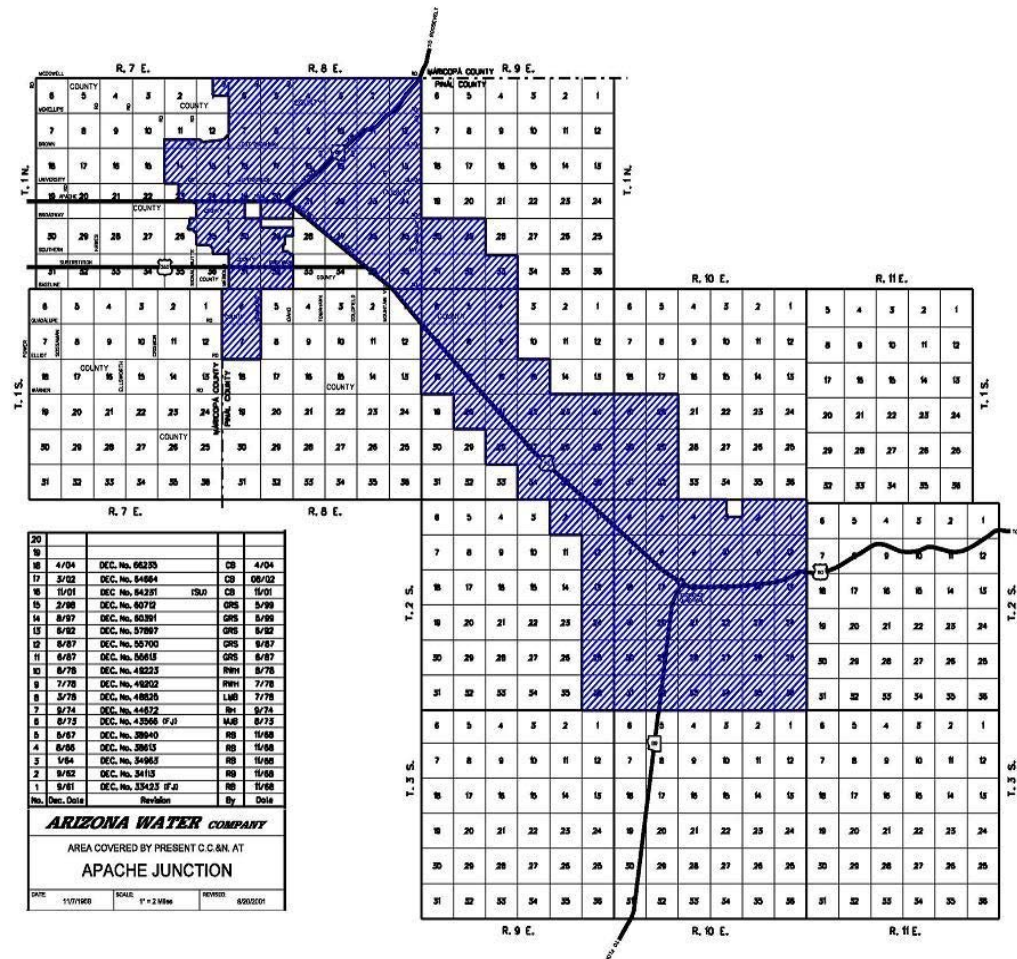
Month	# of Permits		
January	70	July	62
February	82	August	78
March	81	September	75
April	74	October	130
May	93	November	93
June	86	December	125
		<b><u>Total</u></b>	1,049

# Utilities

**Arizona Water Co.**  
**112 E 2<sup>nd</sup> Ave**  
**Apache Junction, AZ**  
**85219**  
**(480)982-6030**

## Water Treatment

- Rated Capacity (mgd): 2.3
- Average Daily Demand (mgd): 1.6
- Peak Demand (mgd): 2
- Cost per 1000 Gallons: \$1.97 up to 10,000 gals/mo; \$2.46 up to 25,000 gals/mo; \$2.96 for 25,000+
- Water Connection Fee: \$35.00 for 1" meter plus tax

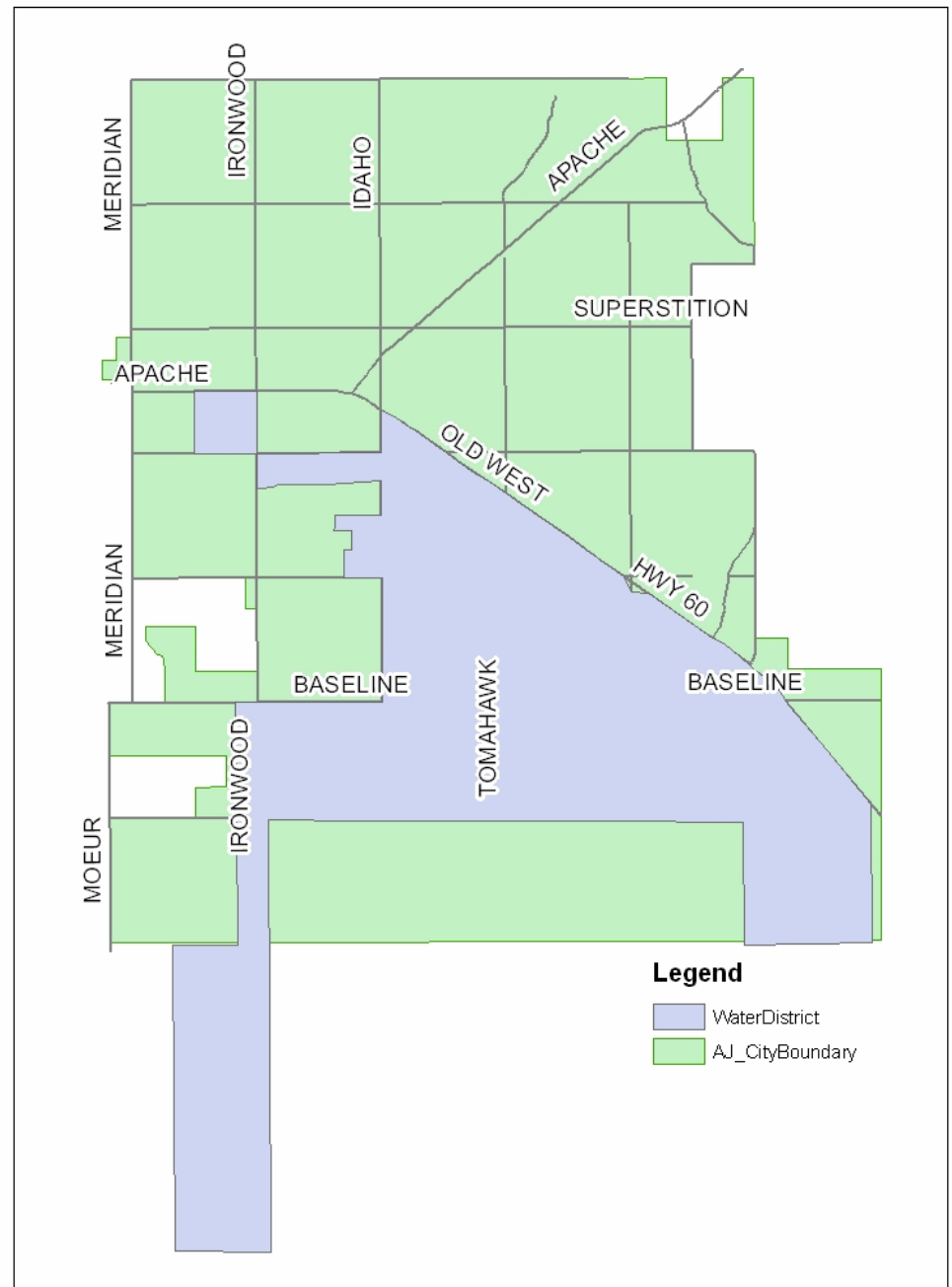


# Utilities

## Apache Junction Water District

### Water Treatment

- Rated Capacity (mgd): 1.7
- Average Daily Demand (mgd): 1.0
- Peak Demand (mgd): 1.5
- Cost per 1000 Gallons: \$3.88 for up to 8,000 gals/mo; \$4.50 over 8,000
- Water Connection Fee: \$25.00 plus tax





# Utilities

## Sewer Treatment

### Superstition Mountain Community Facilities District

- Rated Capacity (mgd): 2.1
- Average Daily Demand (mgd): 1.311
- Peak Demand (mgd): 1.63
- Cost per 1000 Gallons: \$32.40 flat rate
- Sewer Connection Fee: \$2,575.00

# Utilities

## Telecommunications

### Qwest

- Digital Switch Technology
- Fiber Service Provided
- Remotely Monitored
- ISDN Available
- ADS2 Available

### Cable

#### MediaCom

- Basic Cable(\$ per month):\$45.95
- Cable Internet
  - 5mbps:\$55.95
  - 10mbps:\$69.95

## Natural Gas

### Southwest Gas

- Firm Contract Rates:\$145.00
- Tariff Rate(per Therm): \$1.12437

## Power Company

### Salt River Project

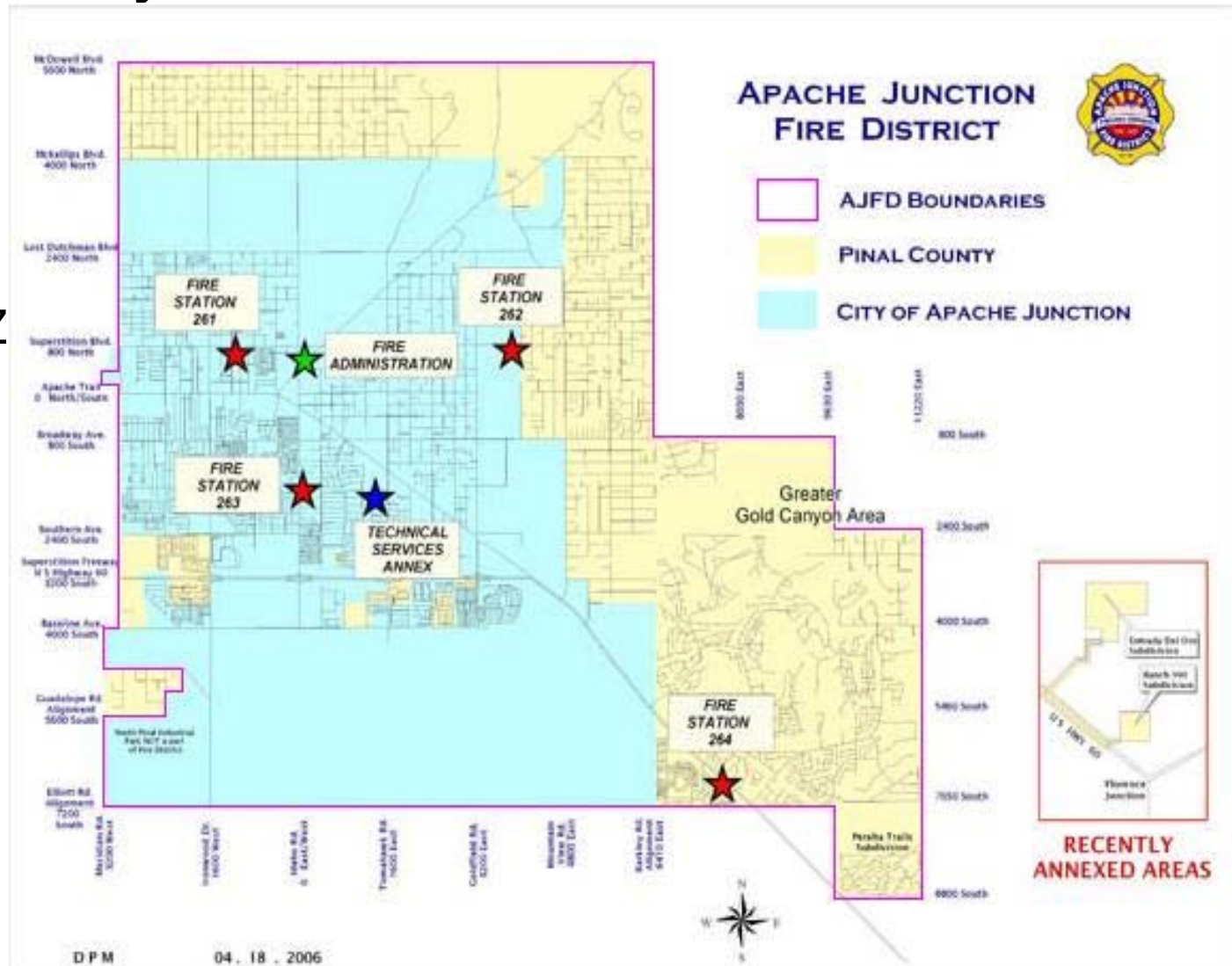
- Average Cost per kWh:

	Residential	Commercial	Industrial
Summer	\$.0926	\$.0778	\$.0585
Winter	\$.0748	\$.0618	\$.0409

# Government

## City and County

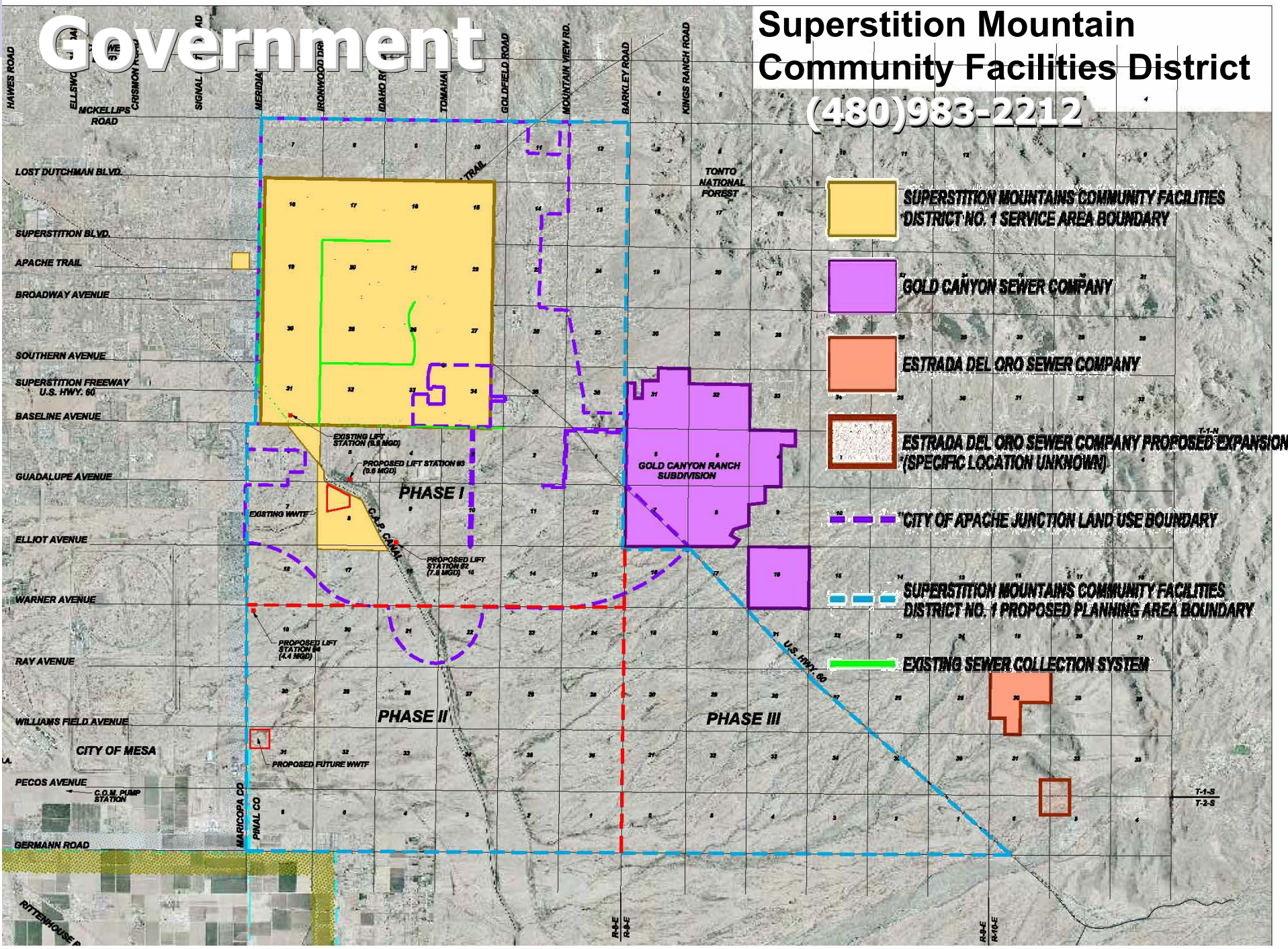
Apache Junction  
Fire District  
565 N. Idaho Rd  
Apache Junction, AZ  
85219  
(480)982-4440





# Government

## Superstition Mountain Community Facilities District (480)983-2212







# Quality of Life

## Recreation

- The City of Apache Junction, Gold Canyon, and the Superstition Mountains are home to award winning parks and some of Arizona's premier golf courses. The area recently became home to the Superstition Mountain Golf and Country Club. With two Jack Nicklaus courses, it hosted the Countrywide Seniors Golf event in 2002, and a LPGA Tournament in 2005.
- Apache Junction is home to an ever growing community of artists who for inspiration need only look outside.
- Top Annual Events:
  - Mesa Symphony Orchestra in Gold Canyon-Feb 2nd
  - Arizona Renaissance Festival-Feb 10th-April 1st
  - Lost Dutchman Marathon-Feb 18th
  - Lost Dutchman Days-Feb 23rd-25<sup>th</sup>
  - LPGA (March?)
  - Halloween Festival-Oct 31st
  - Hike the Superstitions-November



# Quality of Life

## Education

- The Apache Junction area is served by the Apache Junction Unified School District along with 2 private schools and 4 charter schools.
- Apache Junction Unified School District
  - Elementary School Enrollment: 3,424
  - High School Enrollment: 1,646
  - Student-Teacher Ratio: 17.88:1
  - Spending per student: \$5,645.00(excluding Admin)



# Quality of Life

## Education-Test Scores

8th Grade Standard Achievement Test Results	AIMS	
Test Name	AJUSD	Arizona
Mathematics		
%Met Standards(AJ)	55%	48%
%Exceeded Standards(AJ)	11%	13%
Reading		
%Met Standards(AJ)	70%	57%
%Exceeded Standards(AJ)	7%	7%
Writing		
%Met Standards(AJ)	86%	77%
%Exceeded Standards(AJ)	0%	2%



# Quality of Life

## Education-Colleges

- Central Arizona College
  - 273 East Old West Highway  
Apache Junction, AZ 85219
  - Enrollment: 206 Full-Time, 698 Part-Time
  - Tuition:\$47.00 per Credit(Resident)
- ASU Polytechnic
  - 7001 East Williams Field Road  
Mesa, AZ 85212
  - Enrollment: 1479 Full-Time, 3386 Part-Time
  - Tuition:\$4,301.00(Resident)
- Mesa Community College
  - 7110 E. McKellips Rd Mesa, AZ 85207
  - Enrollment:1454 Full-Time, 2182 Part-Time
  - Tuition:\$60.00 per Credit(Resident)
- Chandler Gilbert Community College at Williams Gateway
- University of North Dakota (Tower Operator and Aeronautics)
- NAU at Central Arizona College



# Sources

- Pinal County Government
- City of Apache Junction
- U.S. Census
- Apache Junction Chamber of Commerce
- City of Apache Junction
- Arizona Dept. of Education
- Sky Harbor International Airport
- Williams Gateway Airport
- Arizona Workforce informer
- Central Arizona College
- Mesa Community College
- ASU Polytechnic
- Apache Junction Unified School District